



**Beckside Court, Gloucester GL1 4BJ**  
**£130,000**



- No onward chain
- Two double bedroom terraced property
- Spacious living accommodation
- Enclosed rear garden
- Ideal investment opportunity
- Potential rental income of £825 pcm
- EPC rating E49
- Gloucester City Council - Tax band B (£1,588.49 per annum)

**£130,000**

## Lounge

Spacious lounge with convenient space for a dining table if required. Window overlooks the front aspect whilst access is provided to the kitchen, rear garden and stairwell to the first floor with storage cupboard below.

## Kitchen

Ample worktop and storage space is offered with integrated electric hob and oven alongside plumbing for an automatic washing machine. Window overlooks the rear aspect.

## Landing

Spacious landing area, with window overlooking the rear aspect, benefits from an airing cupboard aswell as providing access to bedroom one, family bathroom and stairwell leading to the top floor.

## Bedroom One

Double bedroom with window overlooking the front aspect and built-in storage cupboard.

## Bathroom

White suite bathroom comprises of w.c, wash hand basin and bath with shower attachment from the tap. Window with frosted glass overlooks the rear aspect.

## Bedroom Two

Double bedroom with window overlooking the front aspect and space for a built-in wardrobe if required.

## Outside

The rear of the property benefits from a garden enclosed with fenced borders. Mainly laid to patio, a tree to the rear helps create privacy to the garden itself. The property also benefits from an allocated parking space.

## Location

Conveniently located on the outskirts of Gloucester City Centre, Beckside Court is located within an active and vibrant community a short walking distance from the town centre whilst offering various immediate amenities to include food stores, public houses, places of religious worship, barbers and doctors surgery. A short distance from Stratton Corner Gloucester continues to provide further amenities schooling at both primary and secondary level alongside transport links.

## Local Authority, Services & Tenure

Gloucester City Council - Tax band B (£1,588.49 per annum).

Mains water, drainage, and electric are connected to the property.

Freehold.



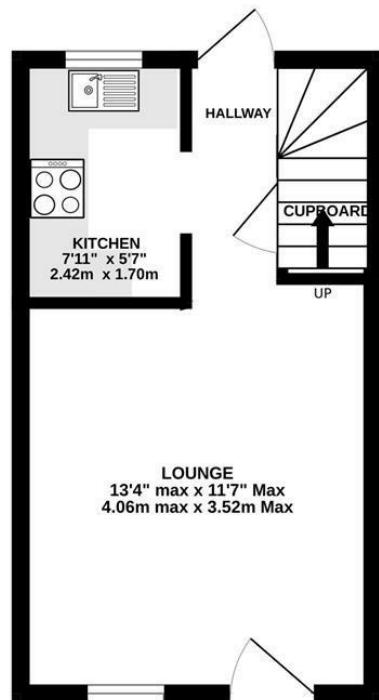
Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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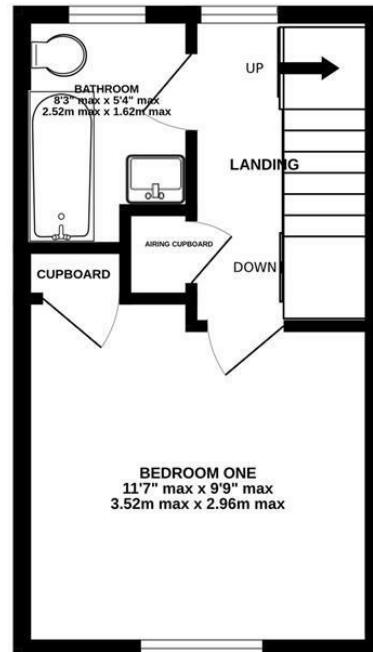
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www.naylorpowell.com



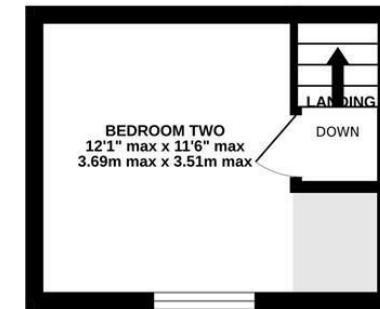
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-91 A	B		
91-81 B	C		
81-60 C	D		
60-50 D	E		
50-40 E	F		
40-30 F	G		
30-10 G			
Not energy efficient - higher running costs			
England & Wales		88	49
		EU Directive 2002/91/EC	

