



Hatherley Road, Gloucester GL1 4PN
Offers In The Region Of £195,000



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- No onward chain
- Three bedroom bay fronted semi-detached property
- Generous ground floor living accommodation
- Enclosed rear courtyard garden
- Potential rental income of £975 pcm
- EPC rating D57
- Gloucester City Council - Tax Band B (£1,515.45 per annum)



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

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Accommodation

Entering into the main entrance hall providing access to the bay fronted lounge on the left hand side which overlooks the front aspect of the property. To the right hand side of the hallway, there is an additional space which is ideal for shoes and coats whilst providing access to the downstairs w.c. The spacious dining room opens to an additional porch area, with ample space for storage, and provides access to the rear courtyard garden.

The dining room continues through to the generous sized kitchen which benefits from an integrated electric hob and oven alongside ample worktop and storage space as well as a large storage cupboard beneath the stairwell. A secondary storage area to the rear of the kitchen could make an ideal pantry, if required, whilst further access to the rear garden is also provided.

Taking the stairs to the first floor, three double bedrooms are located alongside the shower room benefitting from a w.c, wash hand basin and shower cubicle.

Outside

Externally, the property boasts an enclosed low

maintenance courtyard garden. Convenient space to the rear provides ideal space for storage whilst gated side access leads to the front the property.

Location

Conveniently located on the outskirts of Gloucester City Centre, Hatherley Road is located within an active and vibrant community which is 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 Hatherley Road, there are further amenities to include both primary and secondary schools alongside transport links to include the newly developed bus station and train station offering direct links to Birmingham, Bristol and London Paddington.

Local Authority, Services & Tenure

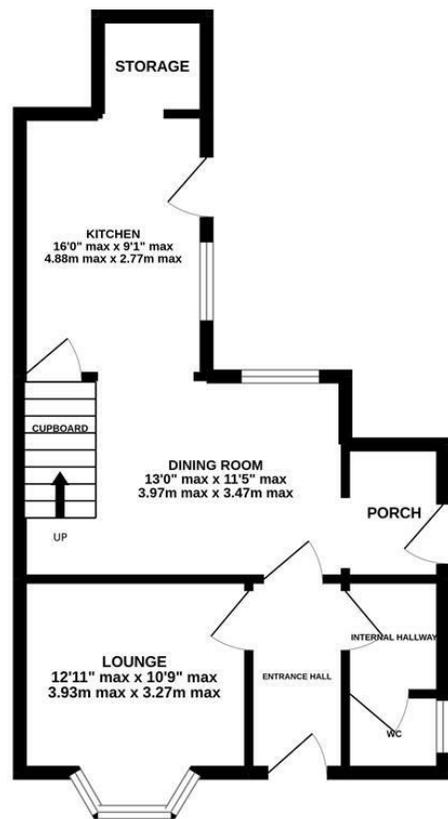
Gloucester City Council - Tax Band B (£1,515.45 per annum).

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

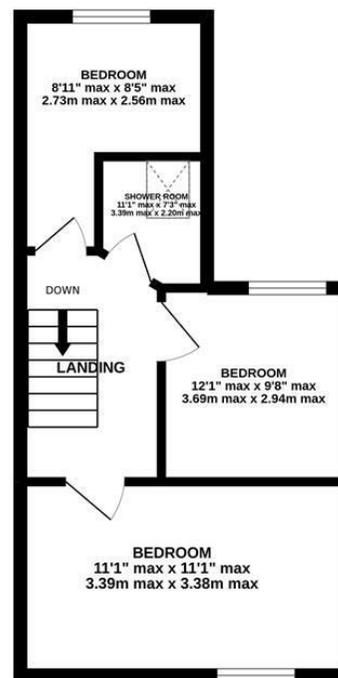
Freehold.



GROUND FLOOR



1ST 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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