



**9 Alington Close, Gloucester GL1 4XR**

**£189,950**

**np**  
naylor powell

## 9 Alington Close, Gloucester GL1 4XR

- No onward chain
- Three bedroom end terraced property
- In need of modernisation throughout
- Enclosed low maintenance rear garden
- Allocated parking space
- Potential rental income of £850 pcm
- EPC rating C70

**£189,950**

### Accommodation

Step into the entrance porch convenient for coats, shoes and such like before leading into the main entrance hallway itself benefitting from two spacious storage cupboards and access to the kitchen to the rear.

Generous in size, the kitchen boasts ample space for a dining area whilst overlooking the enclosed rear garden. The kitchen itself benefits from integrated four ring gas hob and low level electric oven alongside plumbing for an automatic washing machine. Accessed from the kitchen, the ground floor is completed the cosy lounge overlooking the front of the property.

Taking the stairs to the first floor, the property further befits from three bedrooms, all currently used as double bedrooms, alongside the family bathroom to include w.c, wash hand basin, and bath with shower attachment over.

### Outside

Externally the low maintenance enclosed

rear garden is generous in size benefitting from a brick built storage shed and gated side access leading back to the front of the property where the allocated parking space is found.

### Location

Conveniently located on the outskirts of Gloucester City Centre, Alington Close is a cul-de-sac situated off Derby Road offering the convenience of commuter access to the City Centre and Historic Gloucester Docks as well as the surrounding areas via train or bus from the local stations. Local amenities to include shops, doctors surgery, public houses and schools are all within close proximity.

### Local Authority, Services & Tenure

Gloucester City Council - Tax band B.  
Mains water, drainage, electric and gas are connected to the property.  
Freehold.



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

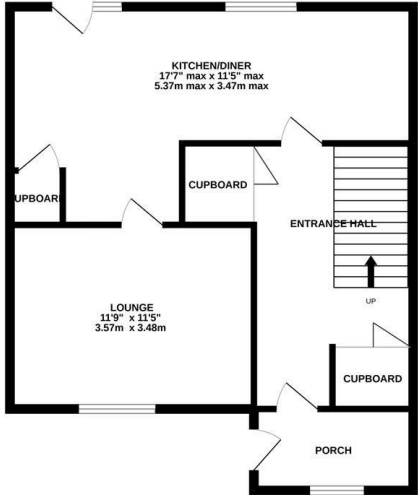
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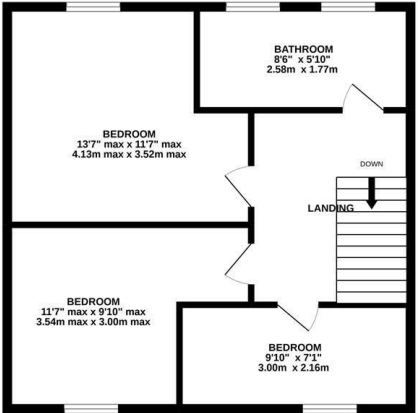
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GROUND FLOOR



1ST FLOOR



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