



Bristol Road, Gloucester GL1 5TA
£175,000



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• No onward chain • Three bedroom semi-detached property • Two spacious reception rooms • In need of modernisation • Large enclosed rear garden • Potential rental income of £925 pcm • EPC rating D65 • Gloucester City Council - Tax Band A (£1,298.95 per annum)



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

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Entrance Hallway

Hallway with original tiled flooring providing access to both reception rooms and stairwell leading to the first floor.

Lounge

Spacious lounge with bay window overlooking the front aspect.

Dining Room

Window overlooks the rear aspect whilst access is provided to a storage cupboard located beneath the stairwell and to the kitchen.

Kitchen

Ample worktop and storage space along with plumbing for a washing machine and space for free standing appliances. Two windows overlook the rear garden whilst door provides access to the garden itself.

Landing

Access provided to all three bedrooms and bathroom aswell as to the loft above.

Bedroom One

Double bedroom with two windows overlooking the front aspect and original feature fireplace.

Bedroom Two

Double bedroom with window overlooking the rear aspect and original feature fireplace.

Bedroom Three

Convenient space to be a home office or nursery with window overlooking the rear aspect.

Bathroom

White suite bathroom comprising of w.c, wash hand basin and half bath with shower over.

Outside

Large enclosed rear garden mainly laid to lawn with patio area aswell. Gated side access leads to the front of the property.

Location

A popular residential area, Bristol Road is ideally situated within close proximity of the historic city centre appealing to a wide range of potential purchasers having access to both primary and secondary education, a range of amenities, multi sport court, play ground, rugby pitch and bus links alongside being a short distance from the newly developed Gloucester Quays providing various restaurants, bars and twelve screen cinema.

Local Authority, Services & Tenure

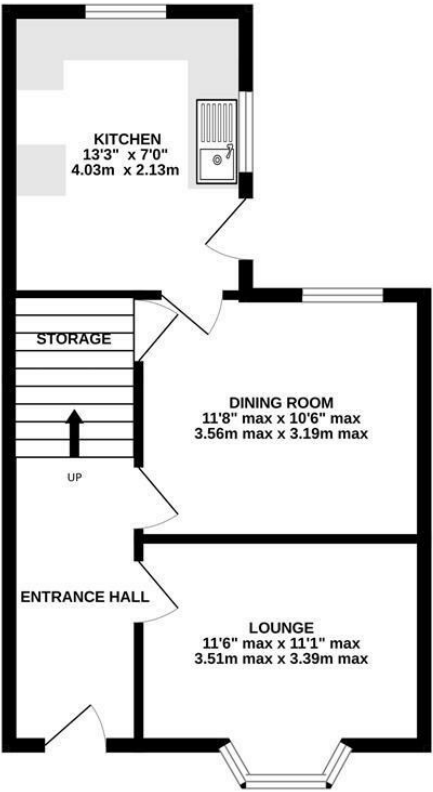
Gloucester City Council - Tax Band A (£1,298.95 per annum).

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

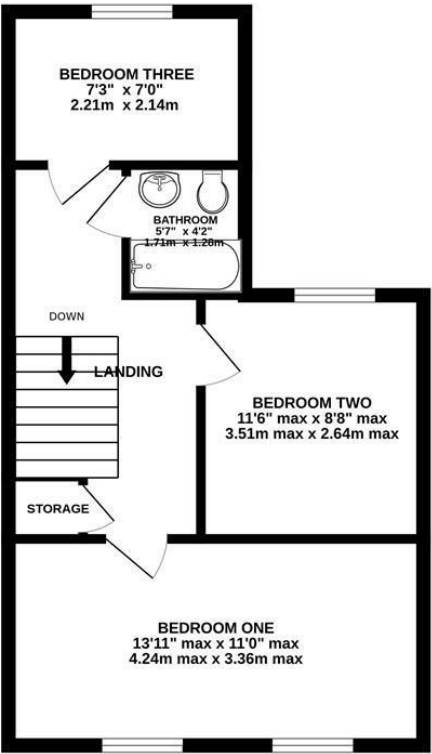
Freehold.



GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

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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