



St. Georges Road, Dursley GL11 4DS

Asking Price £150,000



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• Chain free • Two bedrooms • Underfloor heating • Ideal buy to let investment • Close to local amenities • Potential Rental Income £650 per calendar month • EPC Rating: E4S

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Accommodation

Situated on the first floor you access the property via the communal entrance hall, within the communal area you have an external cupboard that is ideal for housing outdoors items. Inside the property you are met with a good size hallway that has doors leading to the accommodation, the lounge area is light and airy and provides space for a dining table. Off the lounge is the kitchen, it is made up from a range of wall and base units with an integrated under counter fridge and freezer. There is an electric four burner hob and eye level oven and microwave. The master bedroom is a great size and has a range of built in storage, the second bedroom is a generous single. The bathroom comprises of low-level WC, hand basin and corner bath with shower over. Within the apartment there are two storage cupboards that provides ample space for items such as towels and bedding.

Outside

The property is situated in a handy location close to local amenities. There is a wrap around communal lawn area and ample parking on street.

Location

The property is situated on the outskirts of the market town of Dursley. Its direct links to the M5 motorway makes it easily accessible for commuting to Gloucester, Cheltenham, Bristol and London. Cam and Dursley train station is less than two miles away. Dursley offers a good variety of shopping, educational and recreational facilities including a swimming pool, sports centre, excellent Primary and Secondary Schools and a wide range of amenities.

Tenure, Services and Local Authority

Leasehold with 96 years remaining.

All mains services are believed to be connected to the property.

Stroud District Council, Tax Band A: £1,444.24.

Annual ground rent of £10.00.

The service charge ranges due to communal maintenance and upkeep, the most recent charge is £140.00 for six months.



3 Noel Lee Way, High Street, Cam, Dursley, GL11 5PS

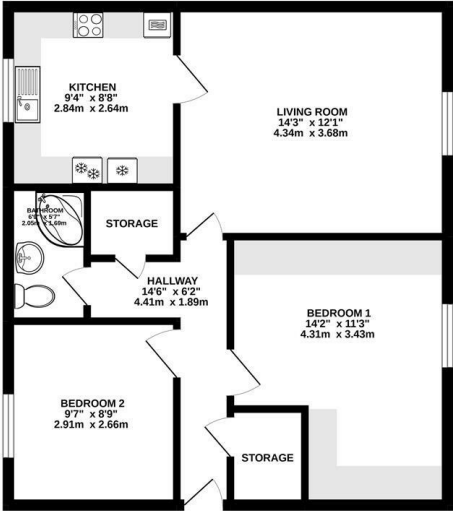
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GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq ft. (54.7 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, stairs and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for identification purposes only and should not be used as such for any prospective purchase. The seller, Naylor Powell, does not warrant the accuracy of the information contained herein as to their accuracy or efficiency can be given.
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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

