

FOR SALE



Wellington Street, Gloucester

5 Bedrooms, 2 Bathroom, Investment Property

Asking Price Of £285,000

MARTIN&CO



Wellington Street, Gloucester

5 Bedrooms, 2 Bathroom

Asking Price Of £285,000

- Great Condition
- 5 Double Rooms
- Furnished HMO
- Utility/WC & Outside WC
- Gas Central Heating
- EPC – C
- CTax - B


REAVAILABLE TO THE MARKET FOR 2024

Quality student residence being sold with tenants in situ, HMO Licence for 5 bed student rooms, situated in a most convenient location within the city centre. The property is in good condition throughout and a credit to these long term owners. Entrance hall, large communal sitting room, fully fitted kitchen with appliances, cloak room/WC, utility room. Stairs lead to the first floor landing and 2 double bedrooms, 2 shower rooms, further stairs lead to 2 further double bedrooms & further bedroom in the top floor. The property has gas central heating, double glazing and a useful rear courtyard garden with storage. The property is offered fully furnished, is hard wired + wireless broadband to all rooms, fire alarm system. *INVESTMENT - STUDENT PROPERTY WITH STUDENT FOR ACADEMIC YEAR 2025- £2475 pcm potential*



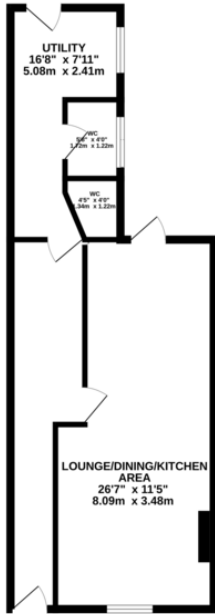




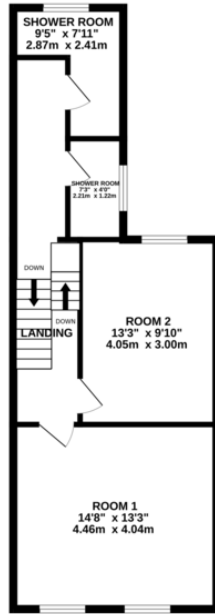
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



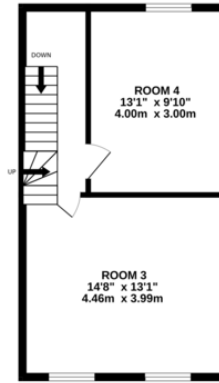
GROUND FLOOR
518 sq.R. (48.1 sq.m.) approx.



1ST FLOOR
521 sq.R. (48.4 sq.m.) approx.



2ND FLOOR
389 sq.R. (35.1 sq.m.) approx.



3RD FLOOR
147 sq.R. (13.7 sq.m.) approx.



TOTAL FLOOR AREA: 1574 sq.ft. (146.2 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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Martin & Co Gloucester

13-15 Worcester Street • Gloucester • GL1 3AJ
T: 01452 528333 • E: gloucester@martinco.com

01452 528333
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.