



49 London Road

Gloucester, GL1 3HF

£350,000



Looking to invest your money? Well here at MURDOCK & WASLEY ESTATE AGENTS we can offer to the market this registered 6 bedroom property which offers a fantastic rental income on the outskirts of the city centre.

The accommodation comprises of: Entrance hallway, bedroom, shower room & communal kitchen. In the basement we have another flat. On the first floor we have three further bedrooms & shower room. On the top is a large open plan room with its own bathroom & bedroom.

Outside we have an enclosed courtyard.



Entrance Hallway

Approached via front door, alarm panel, stairs to first floor, doors to kitchen, basement room & room 2.

Room 1 (Basement)

Approached via stairs from entrance hallway, under stairs storage, double glazed window to front, radiator, power points, television point.

Room 2 17'6 x 8'1 (5.33m x 2.46m)

Double glazed windows to front, radiator, power points, television point.

Shower Room

Shower cubicle, low level wc & pedestal wash hand basin.

Communal Kitchen 16'8 x 9'10 (5.08m x 3.00m)

Glazed windows & doors to rear, eye & base level units with roll edge work surfaces, sink/drain, range master, fridge, cupboard housing electric meter & fuse panel.

First Floor Landing

Shower Room

Glazed shower cubicle with electric shower over, low level wc & pedestal wash hand basin, radiator, tiled walls.

Room 3 (Rear Duplex Apartment) 17'8 x 9'2 (5.38m x 2.79m)

Windows to both rear & side, radiator, television point, power points, access to loft via hatch, stairs leading to bedroom, door to:

En-Suite Bathroom

Double glazed frosted window to side, fully tiled walls, electric shower, low level wc & pedestal wash hand basin.

Bedroom 18'1 x 9'2 (5.51m x 2.79m)

Double glazed french doors & window to side, radiator, power points.

Room 4 9'11 x 9'9 (3.02m x 2.97m)

Window to rear, radiator, power points, cupboard housing combination boiler.

Room 5 13'9 x 10'10 (4.19m x 3.30m)

Double glazed windows to front, radiator, power points, fire place.

Second Floor (Room 6)

Approached via lobby with double glazed window to front, stairs to open plan lounge/diner, two double glazed windows to front, radiator, power points, television point, double glazed velux window to rear, exposed beams, doors to bedroom & bathroom.

Bedroom 9'9 x 7'0 (2.97m x 2.13m)

Double glazed window to rear, radiator, power points, access to loft via hatch.

Bathroom 9'11 x 8'2 (3.02m x 2.49m)

Double glazed window to rear, panelled bath, low level wc & pedestal wash hand basin.

Rear Courtyard

Enclosed paved courtyard, cold water tap, storage/workshop.

Tenure

Freehold.

Services

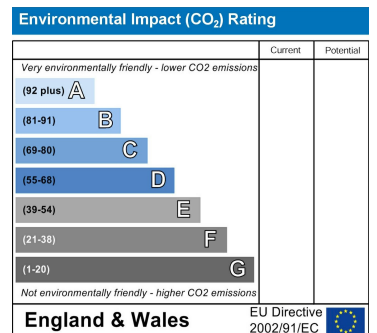
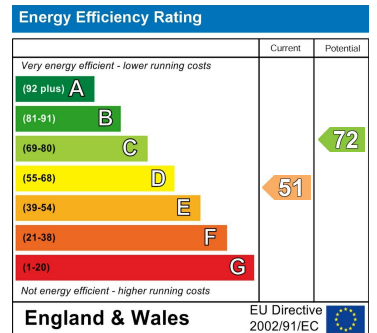
Mains water, electricity, gas & drainage.

Local Authority

Gloucester City Council- Band C

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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