



## 17 Nelson Street

Gloucester, GL1 4QX

**Offers over £170,000**



Murdock & Wasley Estate Agents are delighted to present this two-bedroom terraced home, ideally located in a central position close to the city centre and the Royal Hospital. Offered to the market with no onward chain, the property benefits from an enclosed rear garden and boasts a proven, strong rental history, making it an excellent investment opportunity.

We anticipate strong interest and therefore highly recommend an early viewing to avoid disappointment.



### Entrance Hall

Accessed via solid wooden door, radiator, stairs to first floor landing. Doors lead off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring electric hob and extractor hood over. Space for fridge/ freezer and washing machine. Gas fired combination boiler, vinyl flooring, side and rear aspect upvc double glazed windows and door.

### Dining Room

Power points, telephone point, radiator, under stairs storage cupboard, rear aspect uvc double glazed window.

### Lounge

Power points, radiator, front aspect uvc double glazed window.

### Landing

Doors lead off:

### Bedroom One

Power points, radiator, front aspect uvc double glazed window.

### Bedroom Two

Power points, radiator, rear aspect uvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower attachment, pedestal wash hand basin, low level wc. Radiator, vinyl flooring, upvc wall panelling, rear aspect upvc double glazed window.

### Outside

To the rear of the property is a fully enclosed, low-maintenance garden featuring a paved patio area, ideal for outdoor dining, and a brick-built outbuilding, providing useful storage space.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

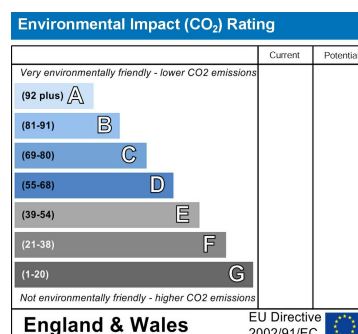
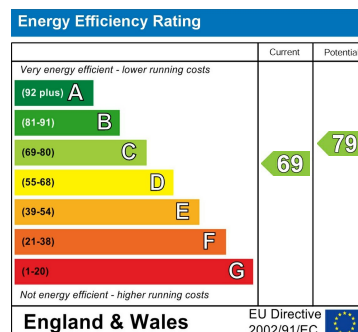
### Local Authority

Gloucester City Council

Council Tax Band: A

### 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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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