



32 Clement Street

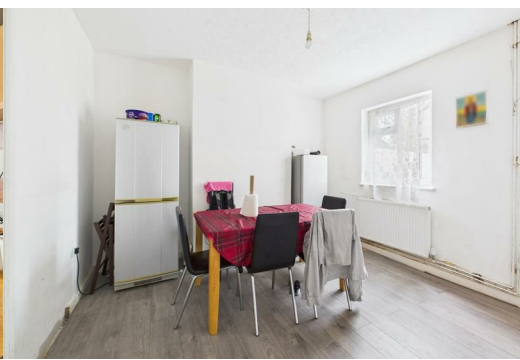
, Gloucester, GL1 4JW

£187,500



Looking for your first home or a potential buy-to-let investment? Then look no further. Situated on the outskirts of the city centre, this two/three bedroom terraced property offers excellent versatility and convenience.

Currently arranged as a two-bedroom home with the option of a third, the property is well positioned for easy access to local amenities, transport links, and the city centre. Being sold with no onward chain, it represents a fantastic opportunity for both first-time buyers and investors alike.



Entrance Hallway

Approached via Upvc double glazed front door, power points, stairs to first floor, door to dining area.

Dining Area

Upvc double glazed windows to rear, radiator, power points, under stairs storage cupboard, door to lounge/ bedroom. Door also to kitchen.

Kitchen

Upvc double glazed window & door to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, wall mounted combination boiler, partly tiled walls.

Lounge/ (Bedroom 3 Currently)

Upvc double glazed windows to front, radiator, power points, television point.

First Floor Landing

Access to loft, doors to two bedrooms & bathroom.

Bedroom 1

Upvc double glazed windows to front, radiator, power points.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

Bathroom

Upvc frosted double glazed windows to rear, panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn.

Tenure

Freehold.

Services

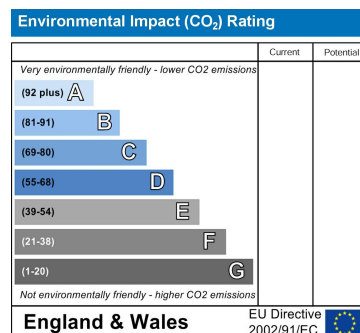
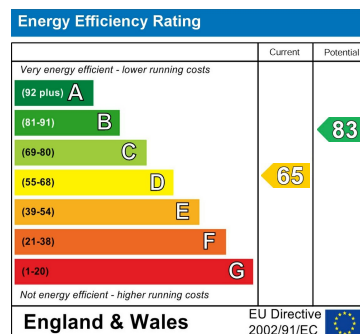
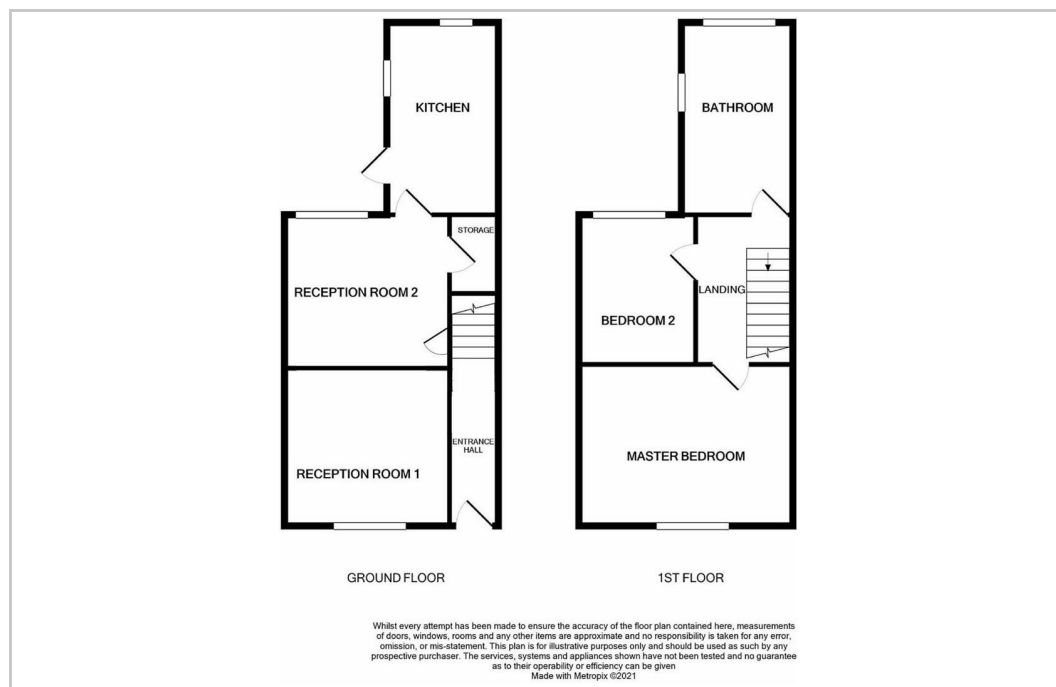
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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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