



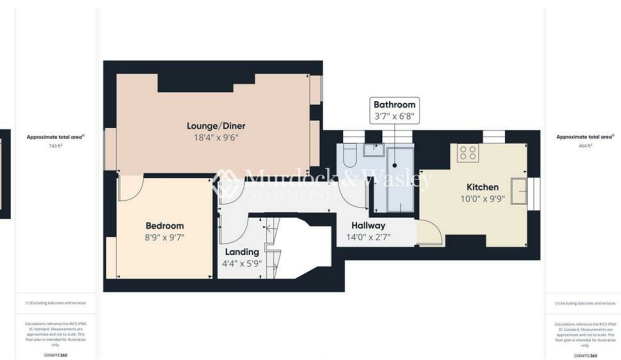
118A Barton Street , Gloucester, GL1 4DZ

£235,000



We are delighted to present this exciting opportunity to acquire a freehold property comprising a ground floor shop with two self-contained flats above, ideally located close to Gloucester City Centre. The property offers fantastic potential for investors or developers, with scope to modernise and complete the refurbishment throughout.

Offered to the market with no onward chain, this versatile investment opportunity is not to be missed.



Shop

Entrance

Accessed via front door, double glazed windows to both front & rear, power & lighting. Door to inner hall.

Inner Hall

Upvc double glazed door to side, door to further room & cloakroom.

Cloakroom

Low level wc, partly tiled walls.

Rear Room

Double glazed windows to side, power, lighting & further storage cupboard.

Communal Entrance To Flats

Accessed via front door, stairs to all floors, storage cupboard.

Flat 1 (First Floor)

Hallway

Approached via front door, laminate flooring, power points, doors to kitchen, bathroom & lounge/diner.

Kitchen

Double glazed windows to side & rear, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, space for further appliances, laminate flooring.

Lounge/Diner

Double glazed windows to both front & rear, television point, power points, laminate flooring.

Bedroom

Double glazed windows to front, power points.

Bathroom

Frosted window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls.

Flat 2 (Top Floor)

Accessed via front door, loft hatch, doors to all rooms.

Kitchen

Double glazed window to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for further appliances, storage cupboard.

Lounge

Double glazed window to front, television point, power points.

Bedroom

Window to front, power points.

Bathroom

Panelled bath with shower over, low level wc & pedestal wash hand basin, extractor fan.

Rear Garden

An enclosed rear garden which is partly paved mainly laid to over grown garden.

Tenure

We are selling the full freehold however the shop is agreed on a 4 year lease to someone.

The flats are both currently tenanted- tenants not been served notice as of yet.

The rent is £750 shop.

Flat 1- £700

Flat 2- £750

Services

Mains water, electricity & drainage.

Local Authority

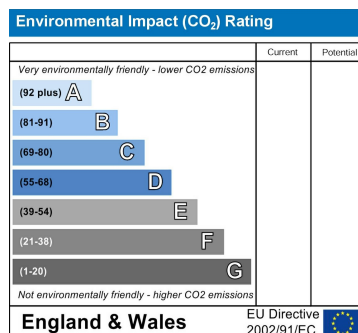
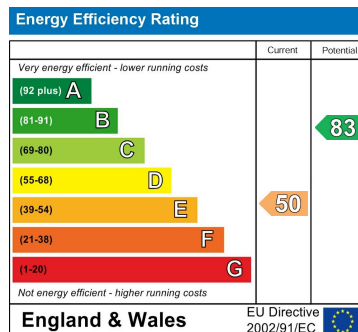
Shop- Band A

Flat 1- Band A

Flat 2- 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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