



Lower Quay Street, Gloucester GL1 2JX

£150,000



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• No onward chain • Two double bedroom semi-detached property • Open plan living accommodation • Enclosed private courtyard garden • Potential rental income of £850 pcm • EPC rating E48 • Gloucester City Council - Tax Band A (£1,425.38 per annum)

£150,000

Living Room / Kitchen

The open plan space benefits from living and kitchen area with central stairwell providing separation for the two areas. The kitchen benefits from ample worktop and storage space alongside space for free standing appliances. Windows overlook the front and side aspects.

Landing

Landing area provides access to a double bedroom, bathroom and stairwell leading to the master bedroom on the top floor.

Bedroom Two

Double bedroom with window overlooking the front aspect of the property.

Bathroom

White suite bathroom comprising of w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the side aspect.

Bedroom One

Double bedroom covering the whole top floor with storage within the eaves either side. Window overlooks the side aspect.

Outside

Externally the property benefits from a private enclosed courtyard garden providing ideal outdoor space for the occupiers.

Location

Located in the heart of the historic Gloucester City Centre the property is within close proximity of many shops and eateries aswell as the popular Gloucester Docks which benefits from the designer outlet along with many more waterfront bars and restaurants. The train station and bus station is also within a short distance offering access to all the major cities including direct train links to London Paddington.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band A (£1,425.38 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, Three, O2, Vodafone.



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

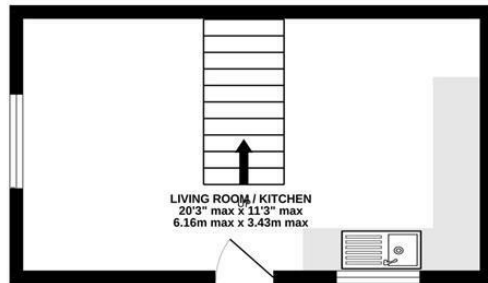
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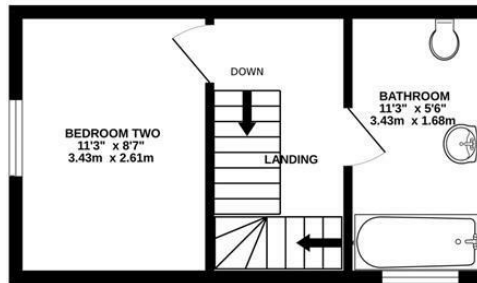
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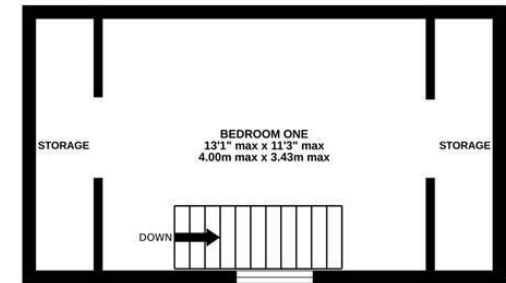
GROUND FLOOR
232 sq.ft. (21.6 sq.m.) approx.



1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.



2ND FLOOR
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

