

TG

SALES & LETTINGS



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TIMES
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01452 544938

Charles Street, , Gloucester
Gloucestershire GL1 4AG

£200,000

- Three Bedrooms
- Two Receptions
- Gas Central Heating
- Downstairs Shower Room
- Enclosed Courtyard Garden
- Central Location
- Available Now

The Property

**** INVESTMENT OPPERTUNITY ****

TG Sales & Lettings are pleased to offer this THREE-BEDROOM house which is situated in the popular area of Barton which is close to all local amenities and the City Centre. It briefly comprises of an entrance hall, Lounge, dining room, kitchen, utility area with access to the garden, and a family bathroom. Upstairs are two double bedrooms and a single bedroom.

To the rear of the property is a low maitenance enclosed garden. Further benefits include gas central heating and double glazing.

Ideally suited for an INVESTOR OR FIRST TIME BUYER with a potential income of £950.00pcm, the property is offered with NO ONWARD CHAIN



Directions

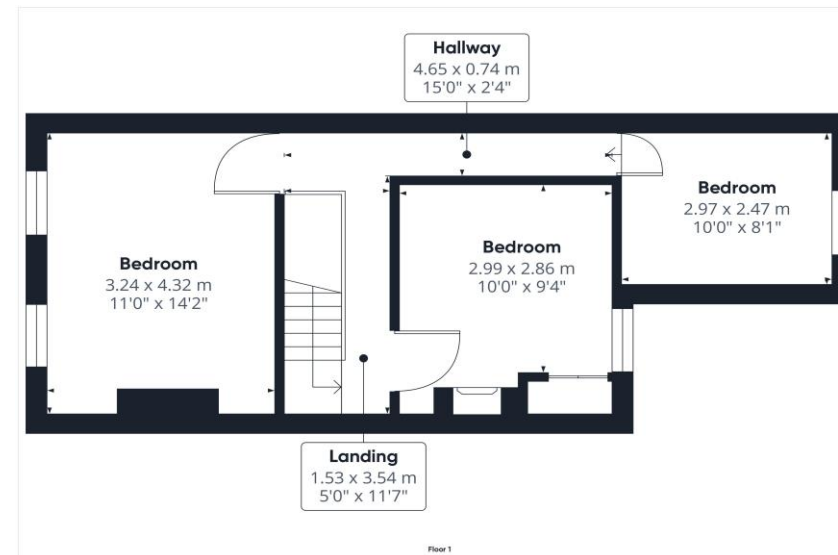
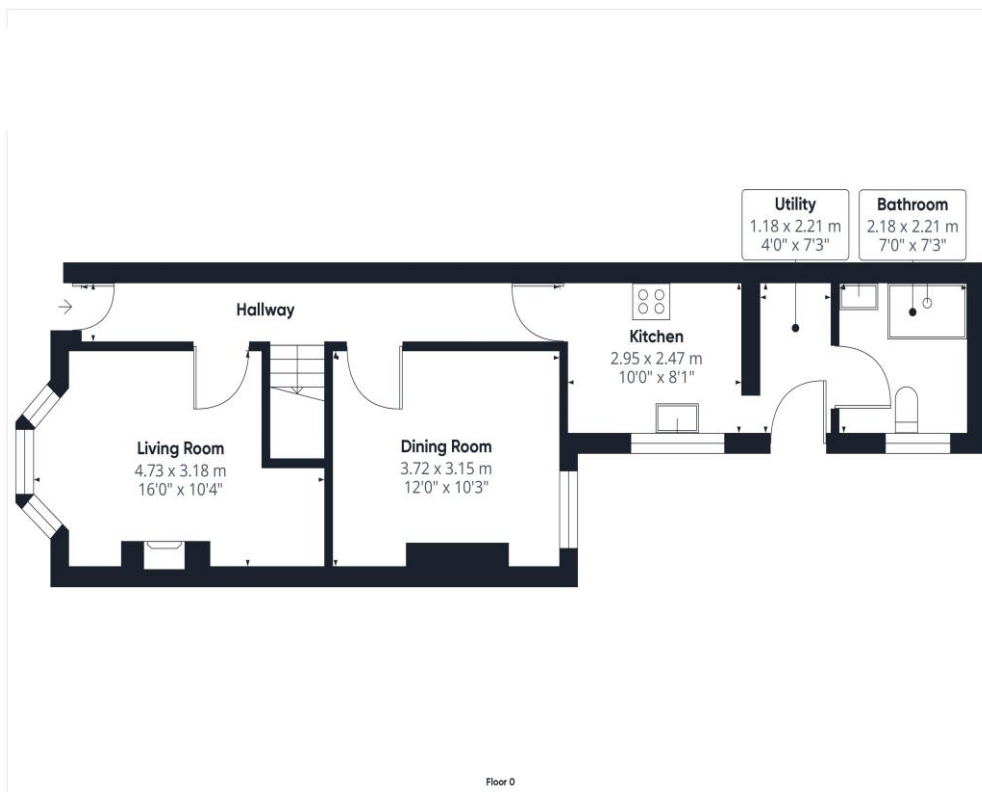
SATNAV postcode GL1 4AG

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band A





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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