



**Pillowell Drive, Gloucester**

Freehold

**£650,000**

**5 & 7, Pillowell Drive, Gloucester,  
Gloucestershire, GL1 3NA**

**£650,000**

Freehold. Council Tax Band D



**12 Bedrooms**



**6 Bathrooms**



**1 Receptions**

### Features

\*Pair of Six Bedroom HMO Townhouses \*

Sold with Tenants in Situ

\*Bathroom, Shower Room & En-Suites To Both Properties \*Kitchen Diner & Sun Room (To One Property)

\*UPVC Double Glazing & Gas Radiator Central Heating \* Rear Gardens, Two Garages and Off Road Parking

\*Current Gross Income of £54,000 \* Energy Rating C77

\* \*

### Michael Tuck Estate and Letting Agents

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

01452 543200

estates.quedgeley@michaeltuck.co.uk

### The Property

We are delighted to bring to the market this excellent INVESTMENT Opportunity of a PAIR of adjoining SIX Bedroom HMO Three Storey Townhouses located in a prime location near Gloucester Royal Hospital.

The properties are being sold with TENANTS IN SITU and currently bring in a Gross Annual Income of £54,000.

Both properties comprise of Six Bedrooms, Kitchen Diner, One Shower Room, One Bathroom and an En-Suite To one of the Bedrooms.

Further benefits include a Conservatory to one of the properties, UPVC Double Glazing, Gas Radiator Central heating and small gardens

Externally are TWO Garages and Off Road Parking for Two Cars Please note: Virtual Tours are available On-line Call 01452 543200 To View

### Additional Information

Gas – Mains

Electricity – Mains

Water – Mains

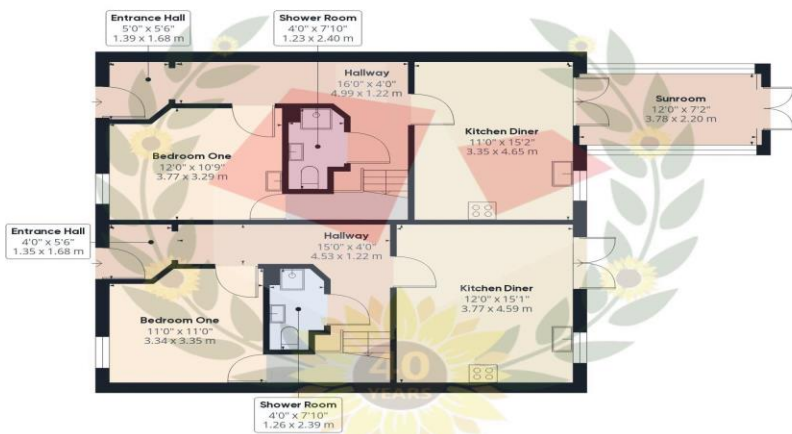
Sewerage – Mains

Estates Charge – Yes (TBC by Seller)

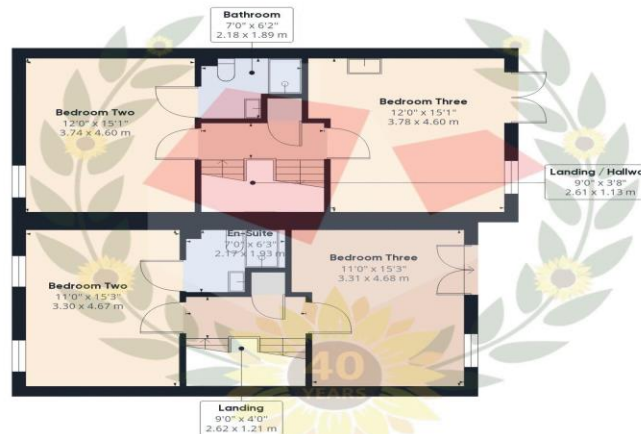




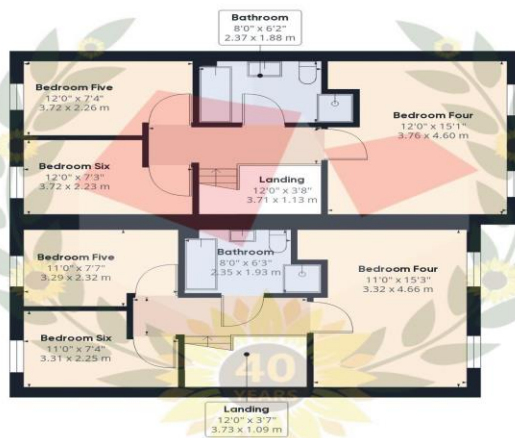




Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 2900.23 ft<sup>2</sup>  
 269.44 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE**

The position and size of doors, windows, appliances, and other features are approximate only.  
 Unauthorised reproduction prohibited

**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

