



7 Pillowell Drive, Gloucester

Gloucester

£650,000

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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

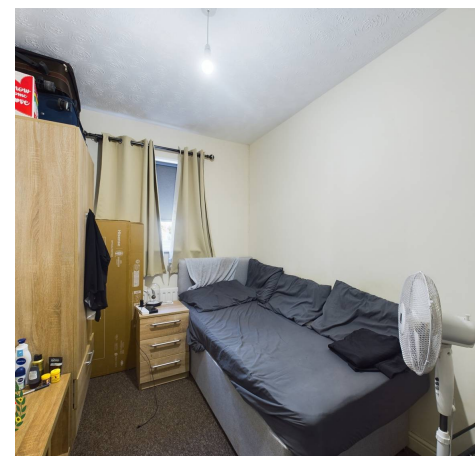
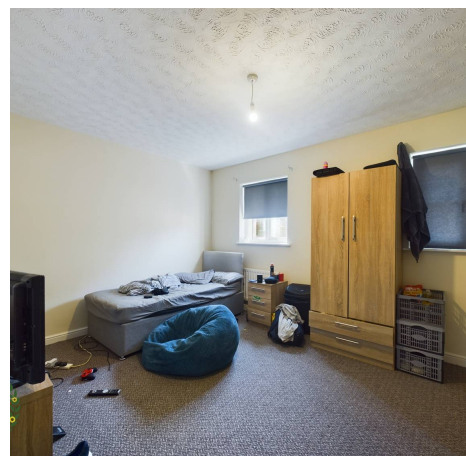
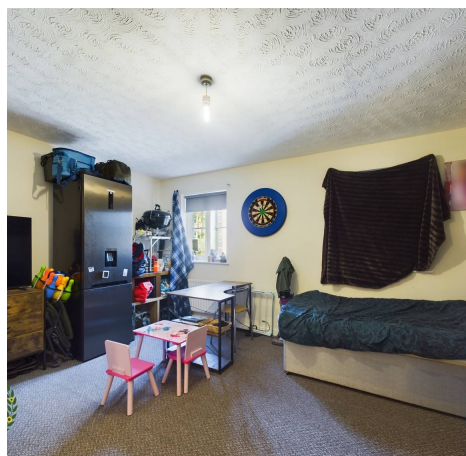
Please note: Virtual Tours are available On-line

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Rear Gardens, Two Garages and Off Road Parking
- Bathroom, Shower Room & En-Suites To Both Properties
- Pair of Six Bedroom HMO Townhouses
- Kitchen Diner & Sun Room (To One Property)
- Energy Rating C77
- Sold with Tenants in Situ
- Current Gross Income of £54,000
- UPVC Double Glazing & Gas Radiator Central Heating



Bedroom One – 11' 0" x 11' 0" (3.35m x 3.35m).

Shower Room – 7' 10" x 4' 0" (2.39m x 1.22m).

Kitchen Diner – 15' 1" x 12' 0" (4.59m x 3.65m).

Bedroom Two – 15' 3" x 11' 0" (4.64m x 3.35m).

En-Suite Shower Room – 7' 0" x 6' 3" (2.13m x 1.90m).

Bedroom Three – 15' 3" x 11' 0" (4.64m x 3.35m).

Bedroom Four – 15' 3" x 11' 0" (4.64m x 3.35m).

Bedroom Five – 11' 0" x 7' 7" (3.35m x 2.31m).

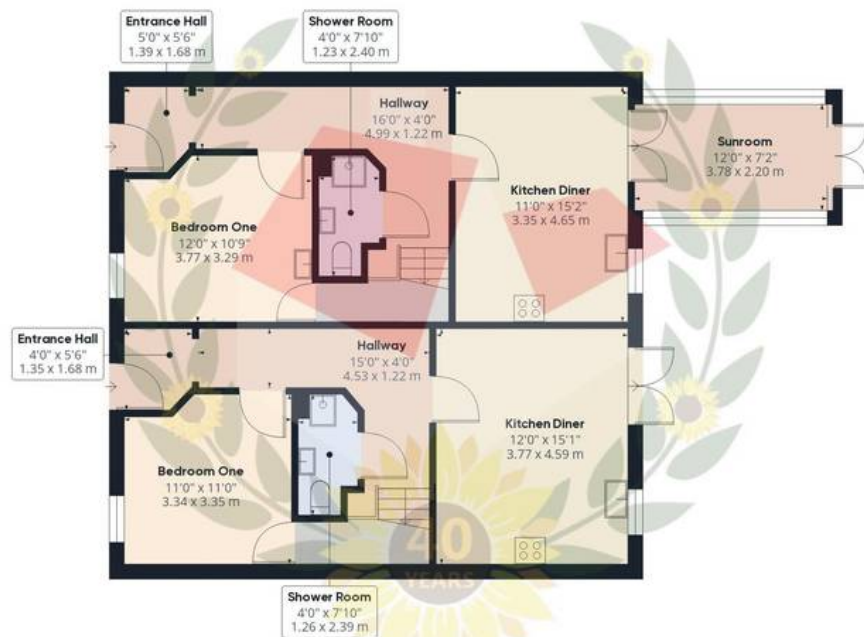
Bedroom Six – 11' 0" x 7' 4" (3.35m x 2.23m).

Bathroom – 8' 0" x 6' 3" (2.44m x 1.90m).

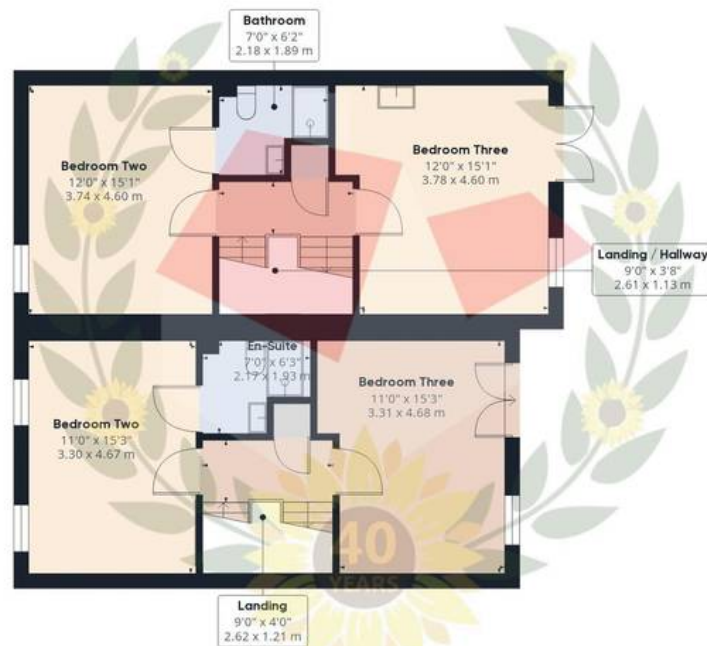
Additional Information

Gas – Mains Electrics – Mains Water – Mains Sewerage –
Mains Service/Maintenance Charge – Yes (TBC by Seller)

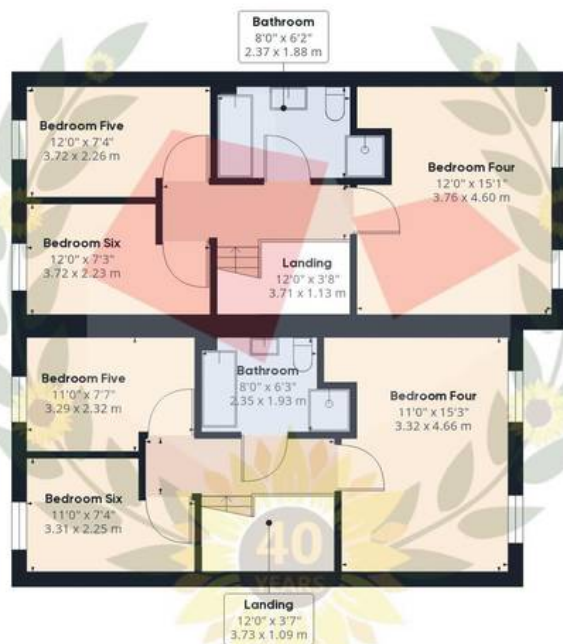




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

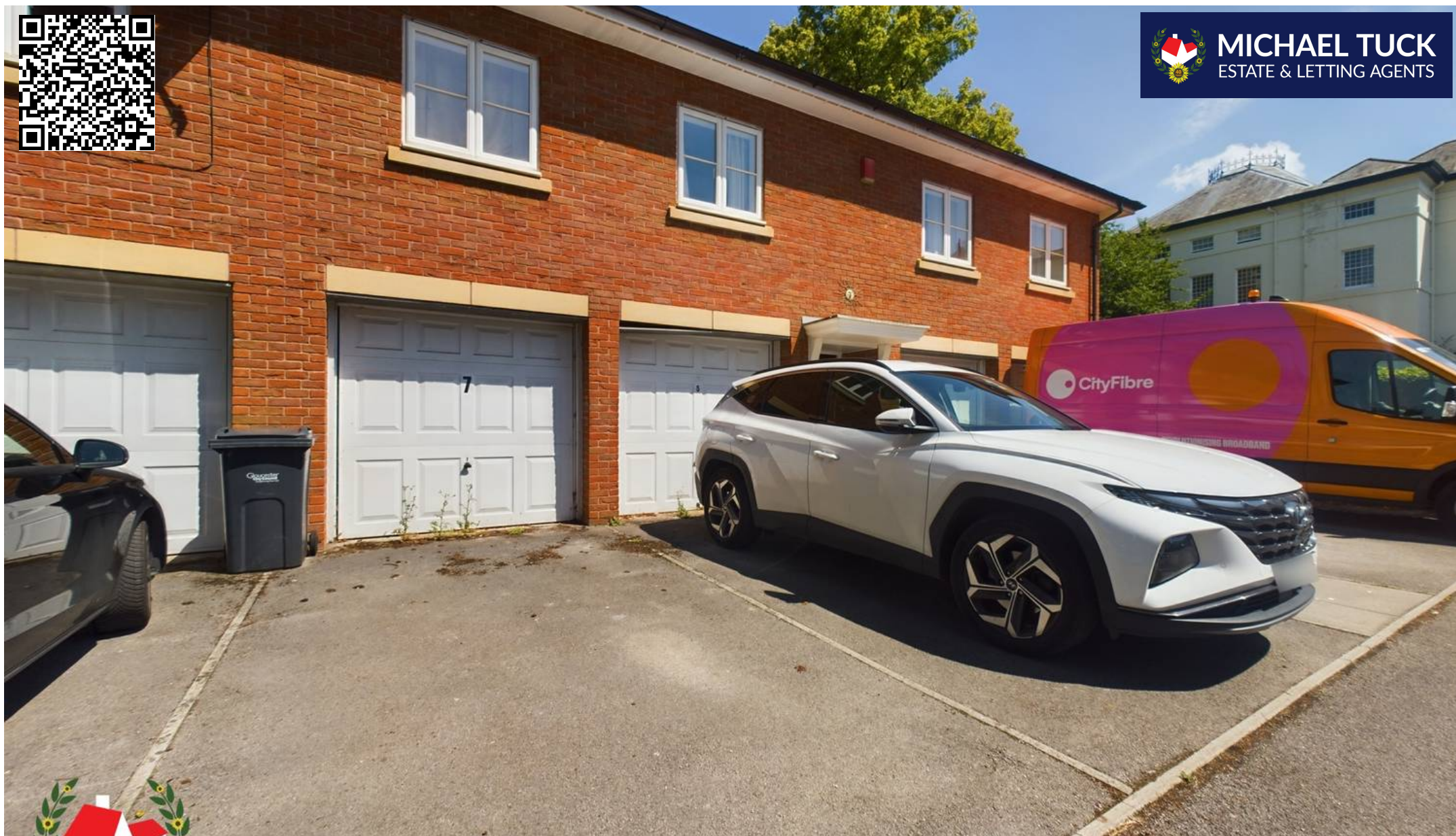
2900.23 ft²

269.44 m²

(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



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