



3 Nettleton Road, Gloucester – GL1 1QD  
£210,000

**Farr & Farr** Sales & Lettings

## 3 Nettleton Road

Gloucester, GL1 1QD

A HIGH RETURN INVESTMENT OPPORTUNITY  
BEING A THREE STOREY VICTORIAN TERRACE  
DIVIDED INTO THREE SELF CONTAINED  
APARTMENTS

Number 3 Nettleton Road is a mid terraced property of a Victorian era that has been divided into three self contained apartments, two of which are one bedroom and one is a two bedroom. The apartment's are well maintained by the current owner's, have well fitted bathrooms, showers and kitchenettes and are gas centrally heated with recent and up-to-date boilers. Additionally, the ground and first floor flats have access to an enclosed rear garden.

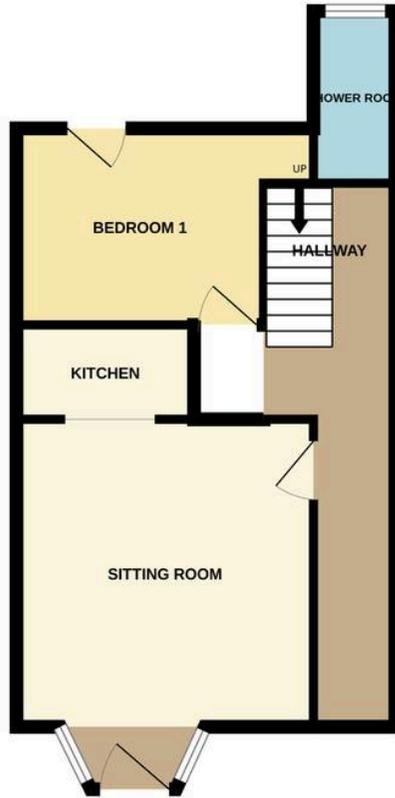
The current income between the flats is £1875 per calendar month or £22,500 per annum giving close to an 11% return.

Council Tax band: TBD

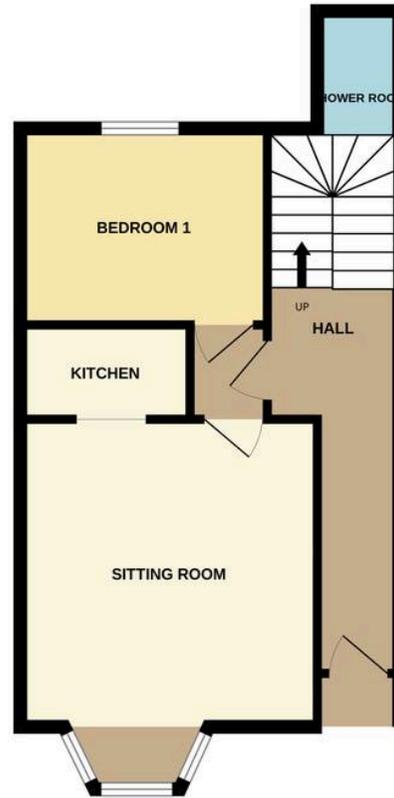




GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.9 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.  
Made with Metropix ©2026

Farr & Farr

125 Cheltenham Road, Gloucester - GL2 0JQ  
01452380444 • longlevens@farrandfarr.co.uk •

**Farr & Farr** Sales Lettings