



Wellington Street, Gloucester  
Gloucestershire GL1 1RD

**£120,000**

- Two Bedroom Flat
- Share of Freehold
- Open Plan Kitchen/Living
- Rear Garden
- Electric Heating
- No Onward Chain

**The Property**

**\*\*IDEAL INVESTMENT OPPORTUNITY\*\***

TG Sales is excited to present this TWO-BEDROOM ground-floor apartment situated near the City Centre and the Quays, where you'll find plenty of shops and restaurants.

This property has recently undergone refurbishment and is in excellent condition throughout. The accommodation inside includes an Entrance Hall, an Open-Plan Lounge/Kitchen, two bedrooms, and a bathroom. The property also features a private enclosed garden to the rear.

Additional benefits include UPVC double-glazing and Electric Heating.

Offered with NO ONWARD CHAIN, this property would make an ideal investment or first-time buy.



**Situation**

Situated in the heart of the historic Gloucester City centre, within a short walking distance of the popular Gloucester Quays development, Wellington Street provides ideal access to an array of shops, bars, and restaurants, alongside various other amenities. Within a short distance of the bus and train station offering a direct line to London Paddington, this location is ideal for professionals, first-time buyers and investors alike.

**Directions**

**SATNAV postcode GL1 1RD**

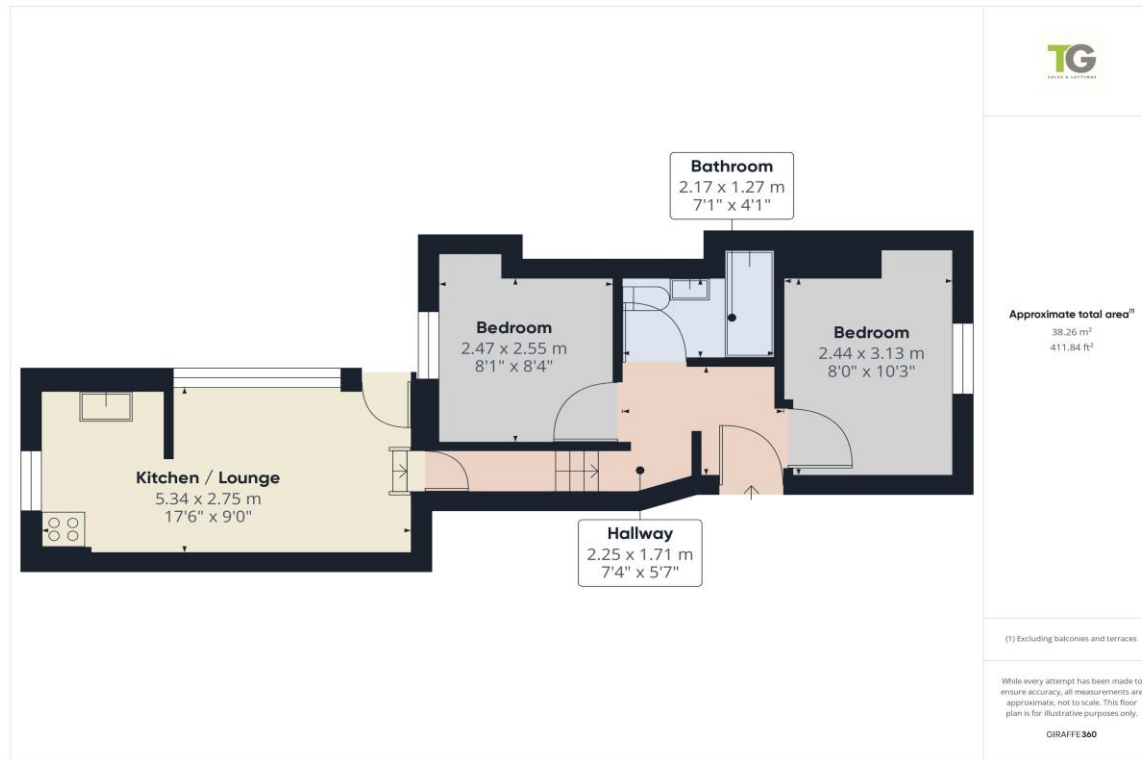
**Tenure Leasehold**

**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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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