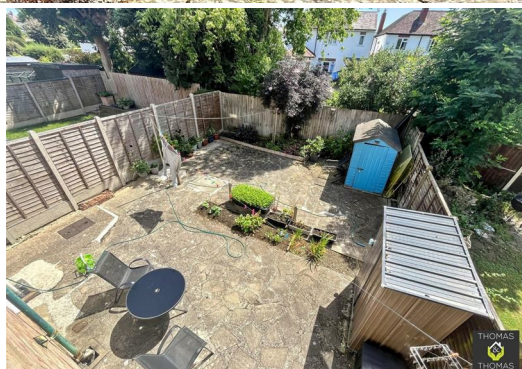




101 Pinemount Road, Gloucester, GL3 3EJ

Offers Over £160,000

A well-presented two-bedroom first floor maisonette, ideally situated in a quiet cul-de-sac in the popular area of Hucclecote. This attractive property offers a comfortable and low-maintenance lifestyle, making it an excellent choice for first-time buyers, downsizers, or investors alike.

The accommodation comprises a bright and spacious living room, a modern fitted kitchen, two well-proportioned bedrooms, and a neatly appointed bathroom. The property benefits from gas central heating and is offered in good decorative order throughout. Externally there is a shared, low maintenance garden.

Further advantages include a long lease with approximately 934 years remaining, providing added peace of mind. Positioned on the first floor, the maisonette enjoys a pleasant outlook and a sense of privacy, while still being conveniently located for local amenities, transport links, and schools.

- Two bedroom maisonette
 - First floor
 - Shared garden
- 934 years remaining on lease
 - Ground rent £5 per year
 - Chain free

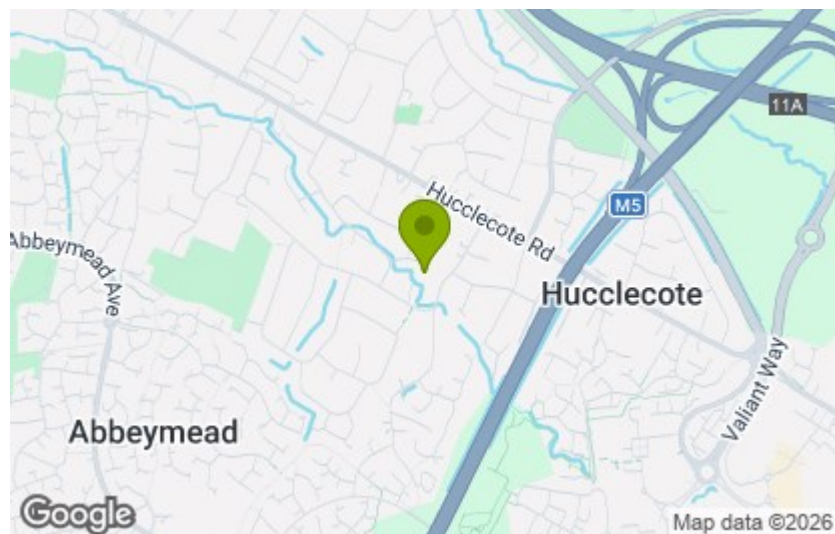
Ground Floor



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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