
MICHAEL TUCK
ESTATE & LETTING AGENTS
30 Brook Street, Gloucester
Gloucester
Guide Price £300,000

# 30 Brook Street

## Gloucester

A fantastic investment opportunity to acquire this well-presented three-bedroom semi-detached property, cleverly converted into three self-contained one-bedroom flats.

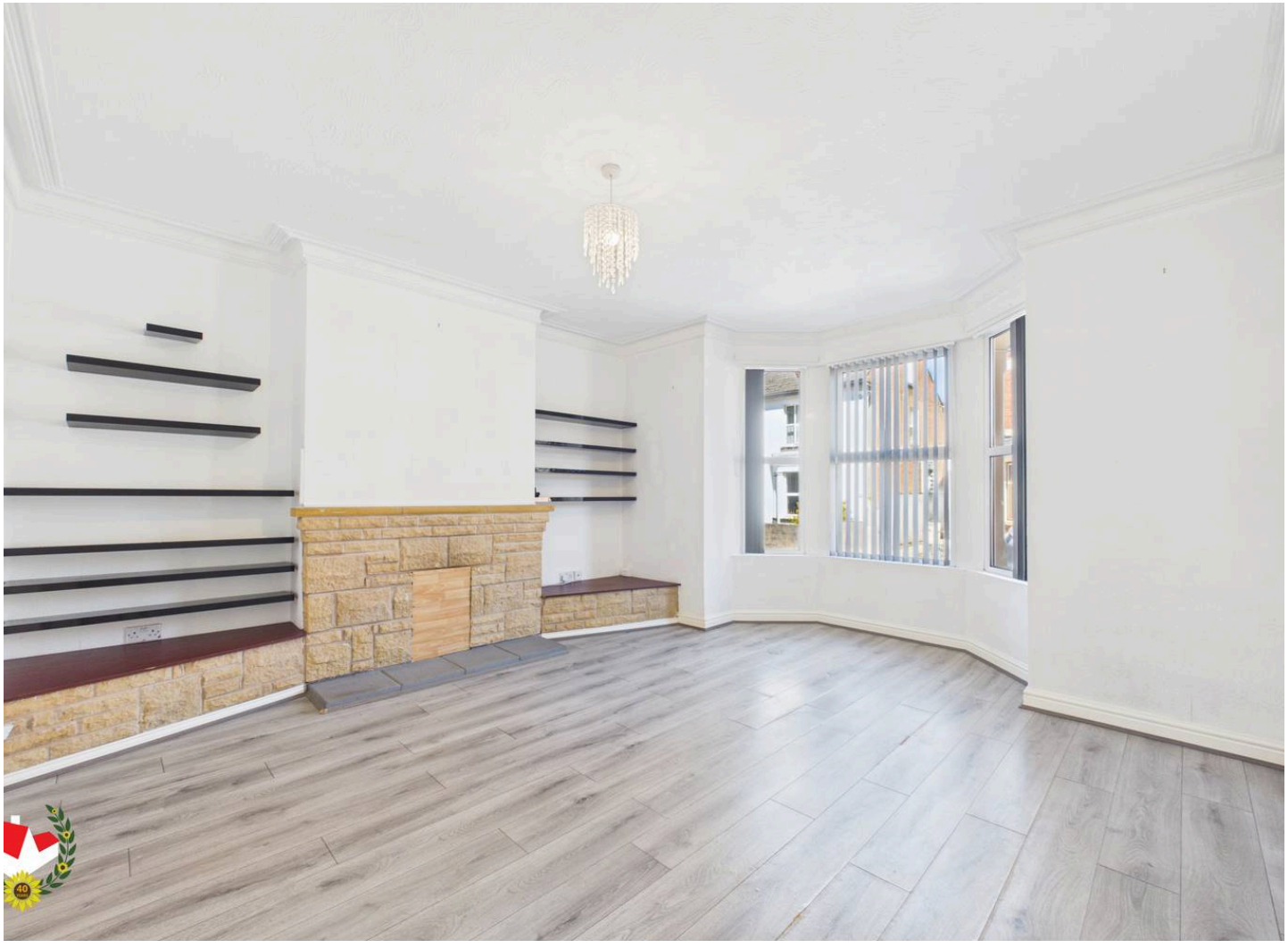
Each flat offers a well-proportioned layout, comprising a spacious double bedroom, a fitted kitchen, and a private bathroom, making them highly attractive to tenants. The property benefits from UPVC double glazing throughout, modern electrics, and an enclosed rear garden, providing additional outdoor space for occupants.

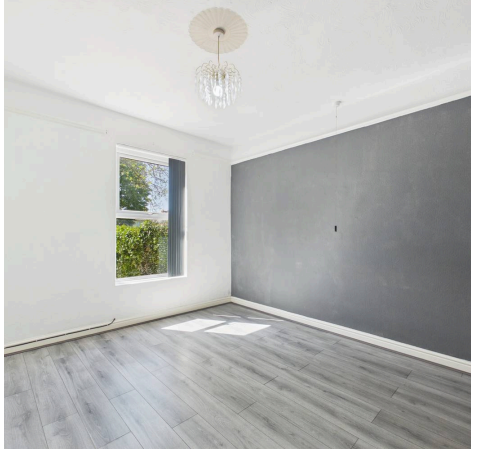
This income-generating property delivers an impressive approximate 10% yield, based on a combined rental income of £2,500 per calendar month, making it an ideal addition to any investor's portfolio.

Council Tax band: A

Tenure: Freehold

- No Onward Chain
- Semi Detached House Split Into Three Flats
- Large Private & Enclosed Rear Garden
- Basement
- No Through Road
- Three Double Bedrooms
- Close To Gloucester Town Centre & Local Amenities
- Viewing Advised
- Energy Rating D to E (Across three Flats)









**Hallway**
13' 5" x 5' 3" (4.10m x 1.59m)

**Living Room**
14' 10" x 13' 7" (4.52m x 4.13m)

**Dining Room**
13' 2" x 10' 8" (4.02m x 3.24m)

**Inner Hallway**
5' 8" x 3' 5" (1.73m x 1.03m)

**Bathroom**
6' 11" x 5' 6" (2.11m x 1.67m)

**Wc**
3' 5" x 2' 9" (1.03m x 0.85m)

**Kitchen**
11' 1" x 7' 10" (3.37m x 2.38m)

**Landing**
5' 8" x 2' 5" (1.72m x 0.74m)

**Hallway**
8' 3" x 3' 5" (2.51m x 1.03m)

**Storage Room**
4' 4" x 3' 5" (1.31m x 1.04m)

**Bathroom**
9' 4" x 7' 9" (2.84m x 2.37m)

**Bedroom**
12' 10" x 7' 6" (3.92m x 2.29m)

**Lounge/Bedroom**
13' 2" x 12' 8" (4.01m x 3.87m)

**Kitchen**
8' 1" x 7' 8" (2.47m x 2.33m)

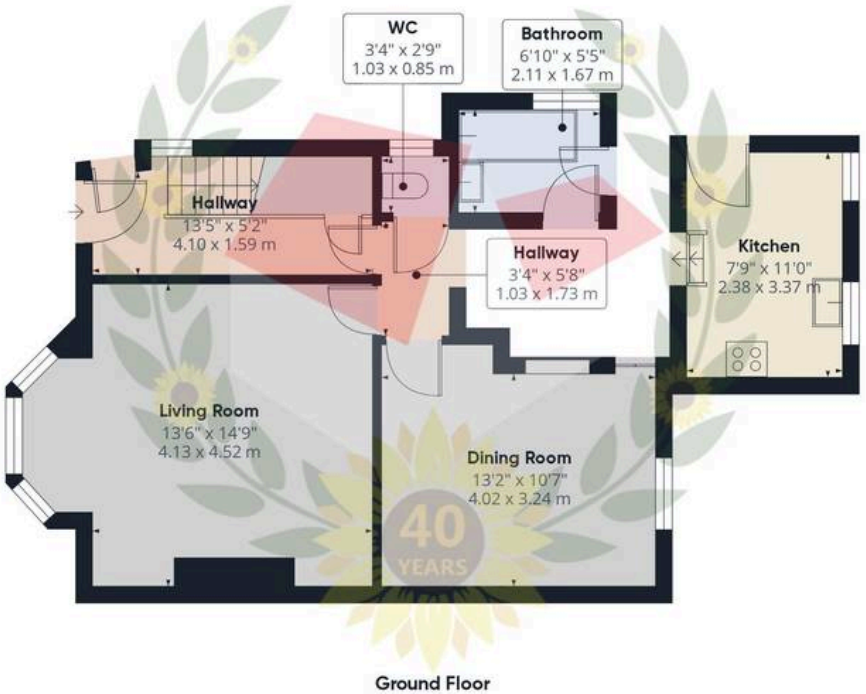
**Second Floor Landing**
6' 6" x 2' 9" (1.97m x 0.84m)

**Kitchen**

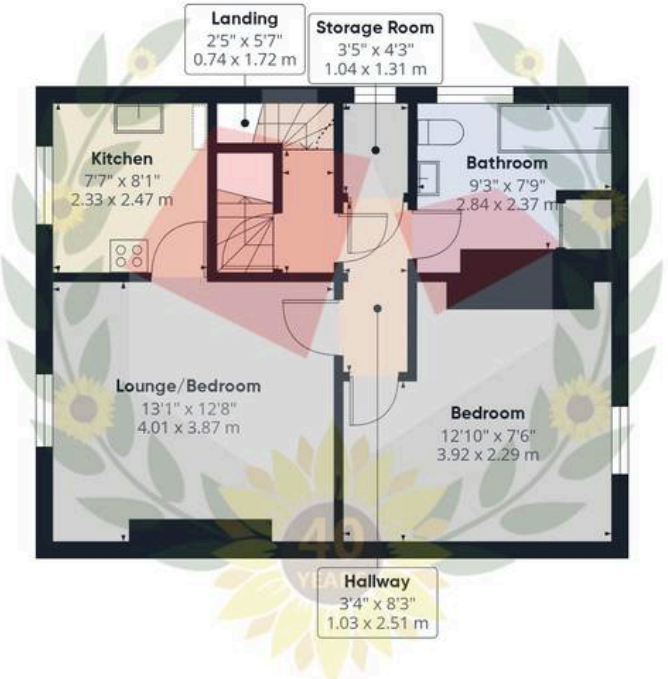




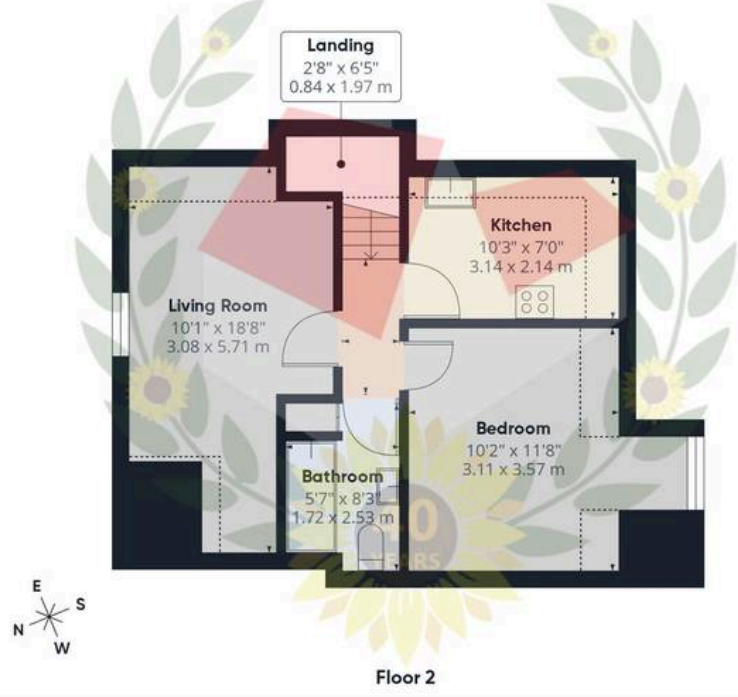





Ground Floor




Floor 1




Floor 2

MICHAEL TUCK Sunflowers

**Approximate total area**(1)

1516 ft²

140.8 m²

**Reduced headroom**

54 ft²

5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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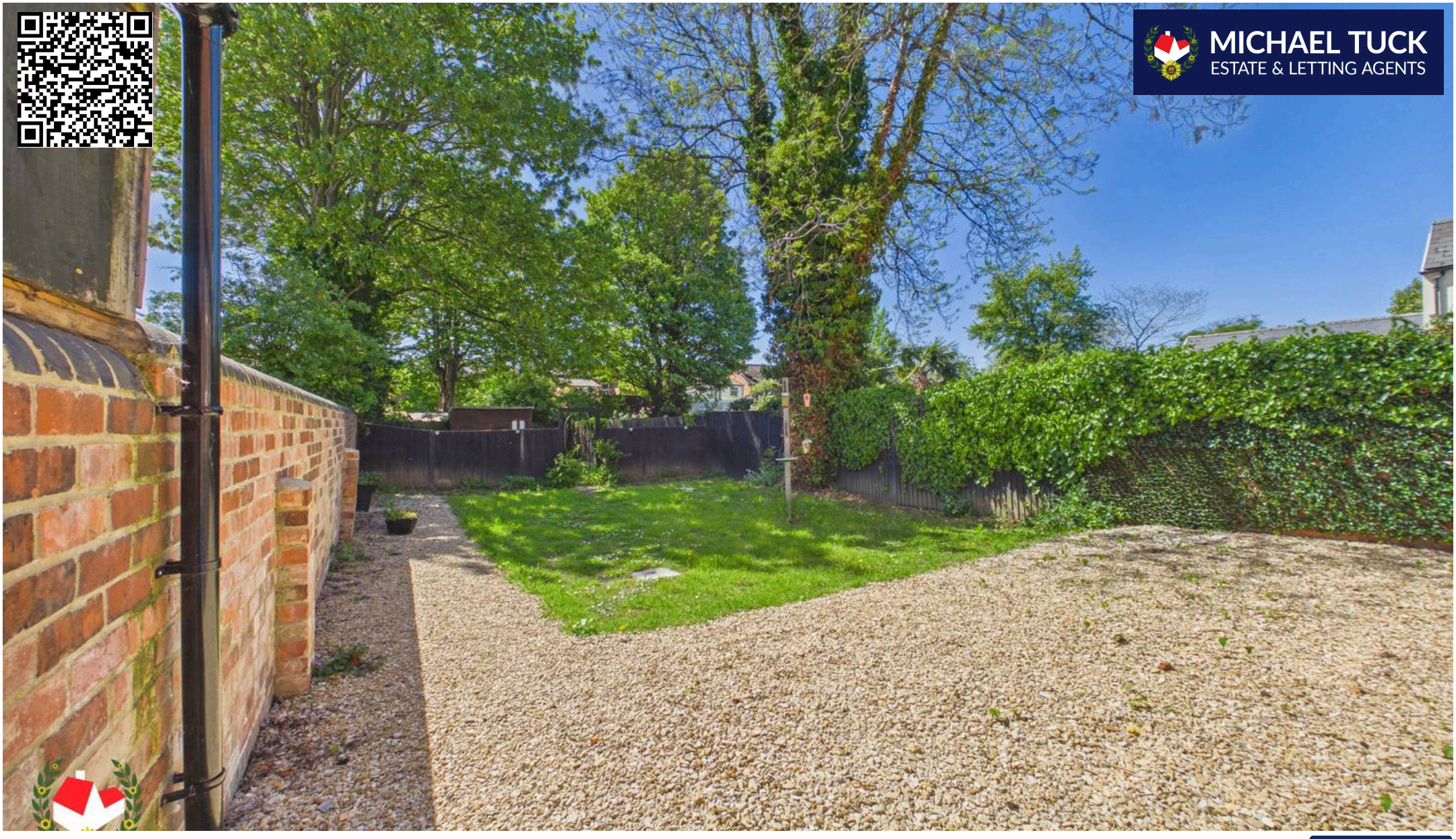


# Michael Tuck Quedgeley

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The Property Ombudsman

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