

## 10 Nettleton Road, Gloucester, GL1 1QD

Asking Price £200,000

A well-presented three-bedroom mid-terrace property offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors, or those looking for a straightforward move. The property has been recently upgraded throughout by the current owners, including new bathroom, new flooring, new carpets and painted throughout.

The property is in good decorative order throughout, providing comfortable and ready-to-move-into accommodation. The ground floor offers a welcoming living space along with a well-proportioned kitchen/dining area, while upstairs comprises three bedrooms and a family bathroom.

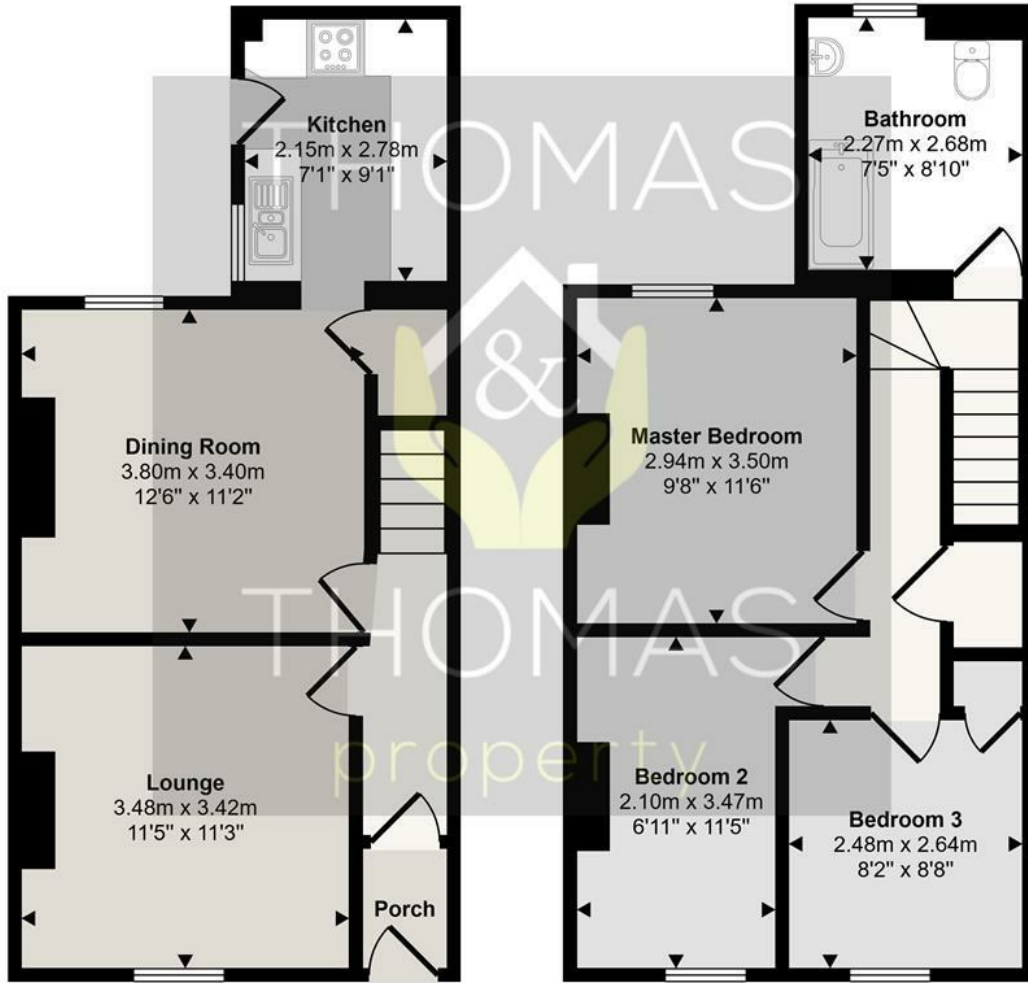
Externally, the home benefits from a low-maintenance rear garden, perfect for those seeking outdoor space without the upkeep, along with the added advantage of rear access.

Ideally situated within a short walk of Gloucester City Centre, the property enjoys convenient access to a wide range of shops, amenities, schools, and leisure facilities. Gloucester Train Station and Bus Station are also easily accessible, making this an excellent choice for commuters.

Early viewing is highly recommended

- Chain Free
- Three Bedrooms
- Enclosed Garden
- Redecorated Throughout & New Carpets & Flooring
- Two Reception Rooms
- Upstairs Bathroom

Approx Gross Internal Area  
79 sq m / 853 sq ft



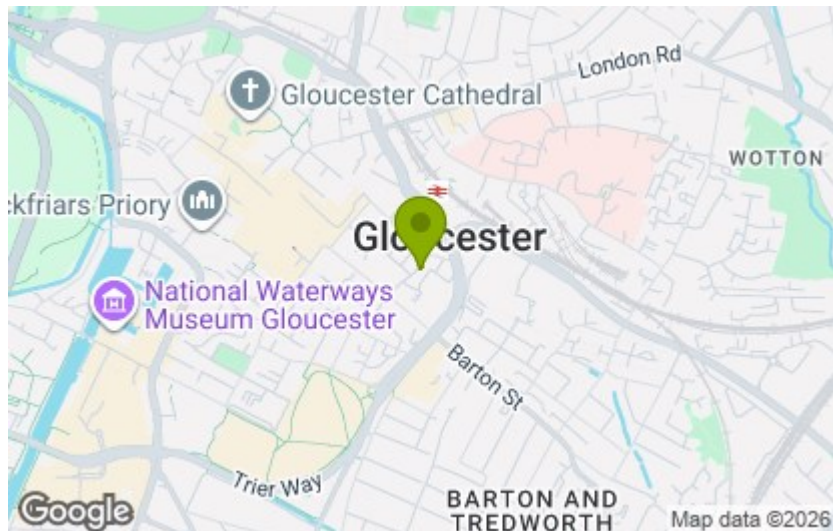
Ground Floor  
Approx 39 sq m / 418 sq ft

First Floor  
Approx 40 sq m / 435 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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