



140 Stroud Road

Gloucester, GL1 5JX

£400,000



Murdock & Wasley Estate Agents are delighted to offer this freehold investment property, ideally situated in a central location within easy walking distance of the city centre, train station and hospital.

The property is currently configured as a fully let seven bedroom HMO with spacious accommodation in excess of 1800sq ft, producing a gross rental income of £3,510 per calendar month (£42,120 per annum).

Offered for sale with all tenants in situ on up-to-date tenancy agreements, this represents an outstanding turnkey investment opportunity with an immediate income stream. Based on the asking price of £400,000, the property offers an attractive gross yield of approximately 10.5%, making it an appealing proposition for both seasoned and first-time investors.



Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council

Council Tax Band: C

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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		
	44	77
England & Wales		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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW