

1 PILLOWELL DRIVE, GLOUCESTER, GL1 3NA

PRICE £330,000



MODERN Four Bedroom TOWN HOUSE is situated in the Popular Development of Collingwood Place, close to Gloucester Hospital and within Walking Distance of the City Centre. It comprises of a Study, WC, Kitchen/Diner with all Appliances, Large lounge with Juliet balcony opening out onto Rear Garden. There is a Master Bedroom with En Suite Shower Room a further Double Bedroom, Two Single Bedrooms and Family Bathroom. Further benefits include Gas Central Heating, Double Glazing, Single Garage, Parking and an Enclosed Rear Garden.





Local Authority		Council Tax	
Gloucestershire		Band:	D
		Annual Price:	£2,356
Conservation Area		Flood Risk	
No		Very low	
Floor Area		Plot Size	
1,431 ft ² / 133 m ²		0.02 Acres	
Mobile Coverage		Broadband	
EE	●	Basic	11 Mbps
Vodafone	●	Superfast	44 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: Please be aware that we are required by law to comply with the Anti Money Laundering (AML) regulations set out by HMRC for all property transactions. Therefore it is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted.

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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	

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