



 **3 Old Tram Road, Gloucester**

Gloucester

Guide Price **£190,000**



# 3 Old Tram Road

## Gloucester

Two Bedroom Semi-Detached House Located Within Walking Distance Of Gloucester Docks & Quays Offered To The Market With No Onward Chain!

The accommodation comprises of; Entrance hall, kitchen/breakfast room, living room, two bedrooms & bathroom suite.

Further benefits include; Upvc double glazing, electric heating, low maintenance rear garden and an OFF ROAD PARKING SPACE.

Call us today to arrange your viewing on 01452 543200.

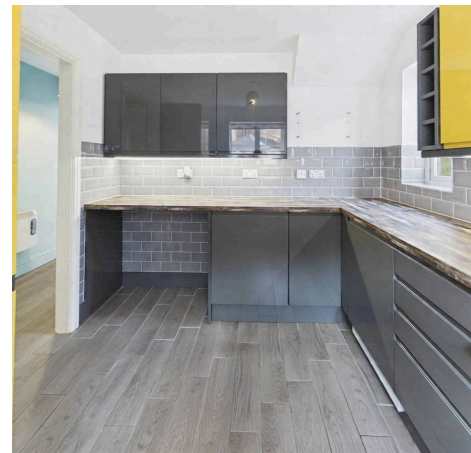
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

- Ideal First Buy Or Investment
- Off Road Parking Space
- Kitchen/Breakfast Room
- Re-Fitted Kitchen With Some Integrated Appliances
- Re-Fitted Bathroom Suite
- Private Low Maintenance Rear Garden
- Electric Heating
- Upvc Double Glazing
- Energy Rating D





### Entrance Hall

### Kitchen/Breakfast Room

11' 5" x 8' 7" (3.48m x 2.61m)

### Living Room

11' 6" x 11' 3" (3.50m x 3.43m)

### Bedroom One

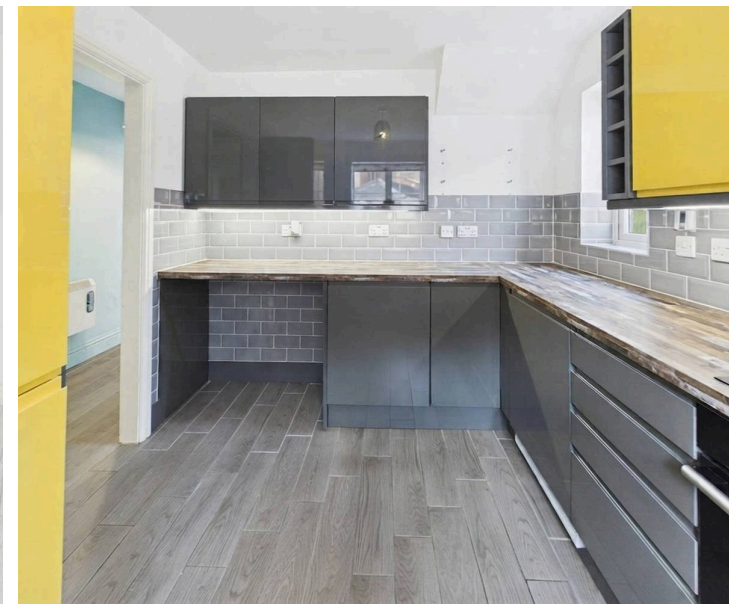
11' 6" x 11' 5" (3.51m x 3.47m)

### Bedroom Two

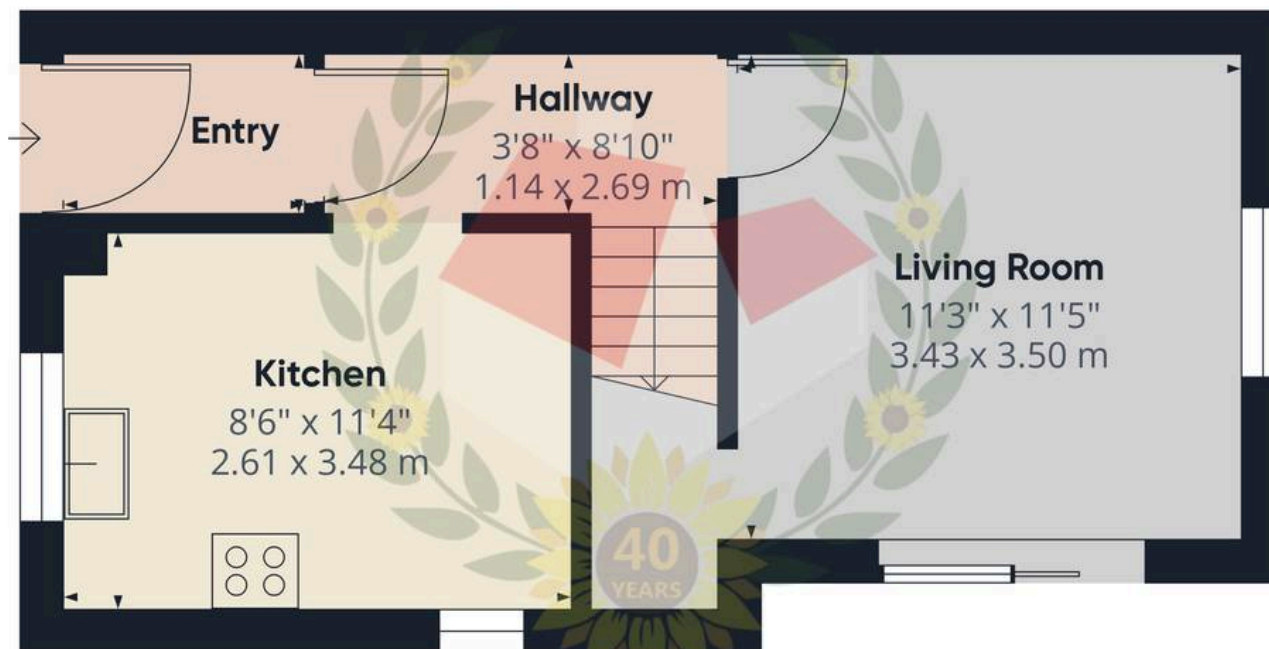
6' 10" x 6' 10" (2.09m x 2.08m)

### Bathroom

7' 7" x 5' 7" (2.32m x 1.70m)







Ground Floor

Approximate total area<sup>(1)</sup>

600 ft<sup>2</sup>

55.6 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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

GIRAFFE360





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