



**47 Wolsley Lodge, Barnwood Road, Gloucester, GL2 0AS Asking Price £170,000**

Modern apartment with views of Robinswood hill presents an excellent opportunity for both first-time buyers and investors alike. Spanning an inviting 599 square feet, the property boasts a well-designed layout that maximises space and comfort.

Upon entering, you will find a bright and airy reception room, perfect for relaxation or entertaining guests. The flat features two generously sized bedrooms, providing ample space for rest and personalisation. The contemporary bathroom has been refurbished to a high standard, ensuring a fresh and stylish environment.

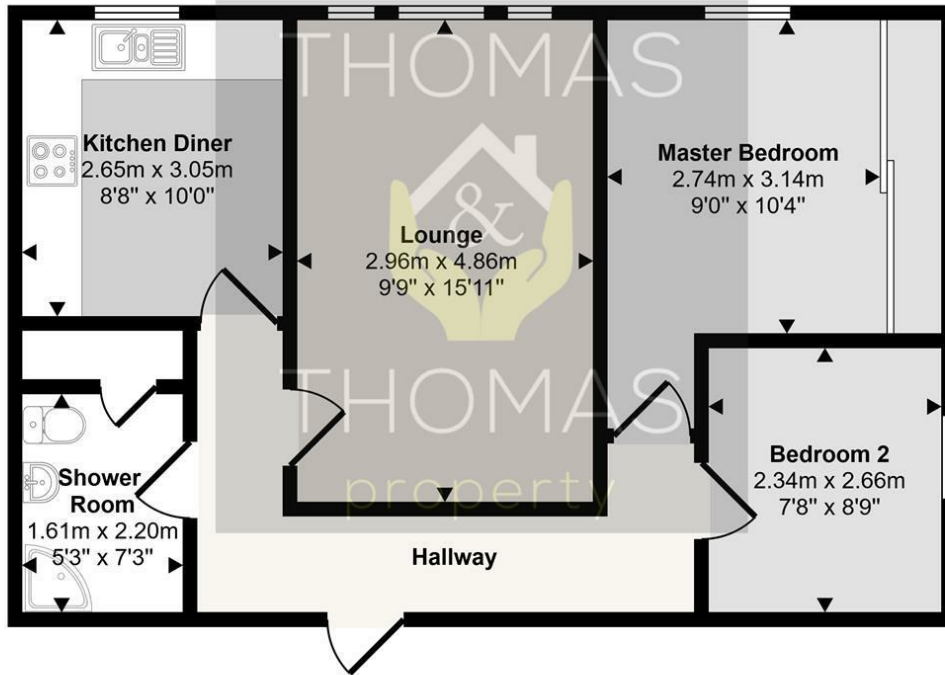
The heart of the home is undoubtedly the modern kitchen, which has been thoughtfully designed with functionality in mind. It offers a sleek and efficient space for culinary pursuits, making it a delight for any home cook.

One of the standout features of this property is the convenient parking available for vehicles, a rare find in urban living. Additionally, being chain free simplifies the buying process, allowing for a smoother transition into your new home.

This flat is not only a comfortable living space but also a fantastic investment opportunity, given its modern finishes and prime location. With its communal lift, close proximity to local amenities and transport links, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful flat your own.

- Top Floor Flat with lift
- Two double Bedrooms
  - Chain free
  - Ample Parking
  - Modern Property
- Potential Rental Income £950pcm

Approx Gross Internal Area  
56 sq m / 599 sq ft



Floorplan

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	72
(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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