

TG

SALES & LETTINGS



Barton Street, , Gloucester
Gloucestershire GL1 4JR

£175,000

- Two Bedrooms
- Pretty Enclosed Rear Garden
- Two Reception Rooms
- Bathroom With Shower
- Modern Kitchen
- Gas Central Heating
- Double Glazed
- Available NOW!

The Property

* * INVESTMENT OPPERTUNITY * *

TG Sales & Lettings are pleased to offer this well-presented TWO BEDROOM house which is situated in the popular area of Barton which is close to all local amenities and the City Centre.

It briefly comprises of an entrance hall, dining room with French doors to the garden, lounge, a good sized modern fitted kitchen with further access to the garden. Upstairs are two double bedrooms and a bathroom with a shower over the bath. To the rear of the property is a well-maintained enclosed garden with a shed. Further benefits include gas central heating and double glazing.

Ideally suited for an INVESTOR OR FIRST TIME BUYER with a potential income of £850.00pcm, the property is offered with NO ONWARD CHAIN



Situation

Conveniently located on the outskirts of Gloucester City Centre, and within walking distance to the town centre, it also offers various immediate amenities to include food stores, public houses, places of religious worship, barbers and doctors surgery

Directions

SATNAV postcode GL1 4JR

Tenure

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band A





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	58
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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