

TG

SALES & LETTINGS



Stroud Road, Gloucester
Gloucestershire GL1 5AH

£525,000

- Current HMO
- Eight Bedrooms
- Excellent Condition
- Parking
- Three Bathrooms
- Gas Heating
- Upvc Windows
- No Onward Chain

The Property

TG Sales & Lettings are pleased to offer to the market this well-presented, Eight-bedroom family home which is currently used as an HMO. It's situated in the much sought-after area of Linden which is close to the historic Gloucester Quays and other local amenities, including great primary and secondary schools.

With current tenants contracted until June 2024, this HMO is providing a monthly income of circa £4000.00.

The accommodation briefly comprises on the ground floor, an entrance hallway, two double bedrooms, a cloakroom, and a kitchen/dining room. The first floor has a further two bedrooms and a shower room. The top floor has another two bedrooms and a further bathroom. To the rear of the property is a self-contained annex with its own access leading into the kitchen/lounge. Upstairs are two bedrooms and a bathroom. To the rear is a large communal garden. There is parking to the front for approx. 5-6 cars.

Offered with NO ONWARD CHAIN.



Situation

Situated in the popular location of Linden with excellent links to the City Centre. Linden boasts a wealth of local amenities including doctors, dentist, a range of local stores, Linden Primary School and the nearby Ribston Hall High School. The City Centre is approximately a mile away, where you can unlock all the benefits of City Centre living. Gloucester continues to grow with the Gloucester Quays development, being a very popular lure to the City. The public transport links run a regular service throughout the City and Gloucester Railway Station links to Cheltenham, Stroud and Bristol. With regular trains running to London Paddington taking approximately two hours. The M5 motorway provides excellent access travelling Northbound and Southbound.

SATNAV postcode GL1 5AH

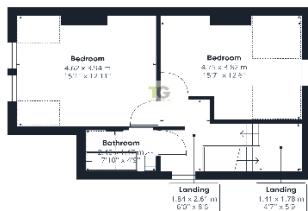
Tenure Freehold

Local Authority Gloucester

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

Council tax band





Head Office
TG Sales & Lettings
48 Stroud Road
Gloucester
Gloucestershire
GL1 5AJ
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 48 Stroud Road, Gloucester, Gloucestershire, GL1 5AJ.