

**TG**

SALES & LETTINGS





Clement Street, Gloucester  
Gloucestershire GL1 4JW

**193,000**

- \*\*\*No Onward Chain\*\*\*
- Modern Two Double Bedroom Home
- Generous Rear Garden
- Two Reception Rooms
- Bay Fronted Lounge
- Ample Built in Wardrobe Storage
- Walking Distance to City Centre
- Ideal First Home or Buy to Let

**The Property**

TG Sales and Lettings are delighted to offer to the market this very well presented 2 DOUBLE Bedroom house.

Offered with **\*\*NO ONWARD CHAIN\*\*** this property could be the ideal First time home or Buy to Let Investment. Inside the property you will find a full hallway with stairs leading to the first floor and door leading through to the rest of the ground floor. A Bay front Lounge and open plan Dining Room are both well presented, light and airy rooms. The Kitchen is to the rear, as well is a timber framed lean too leading out to the rear garden.

The first floor has been altered to allow for a separate Bathroom and large Cloakroom, making it more appealing to families, two DOUBLE Bedrooms both with built in wardrobes offering ample storage.

Outside you will be delighted with the space and privacy of the rear garden. The front offers FREE on road parking, with no permits required.

To view what could easily be your next home/property call TG Sales and Lettings today on 01452 311776.



**Directions**

**SATNAV postcode GL1 4JW**

**Tenure Freehold**

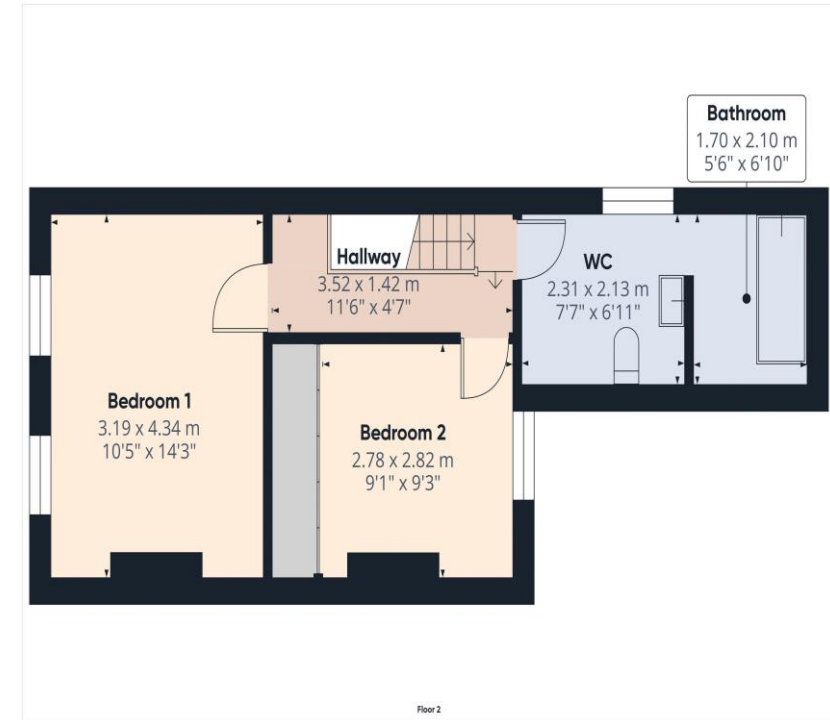
**Local Authority** Gloucester

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

**Council tax band A**







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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