



21 Overbrook Close, Gloucester

Gloucester

£157,500

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Gloucester, Gloucester

Two Bedroom Ground Floor Maisonette In Barnwood
With No Onward Chain!

This fantastic ground floor maisonette is tucked away at the bottom of a quiet no through road in Barnwood and offers a great opportunity for both first time buyers and buy to let investors!

In brief the property comprises of; entrance hall, kitchen, spacious lounge/diner, two bedrooms and a modern fitted shower room.

Further benefits include; upvc double glazing, communal garden area, fitted wardrobes and a garage!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £975 pcm.

To arrange a viewing call us today on 01452 612020.

Council Tax band: TBD

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Ground Floor
- Upvc Double Glazing
- No Through Road Position
- Communal Gardens
- No Onward Chain
- Modern Fitted Shower Room
- Garage



Entrance Hall

Kitchen

Dimensions: 9' 5" x 6' 11" (2.87m x 2.11m).

Lounge/Diner

Dimensions: 14' 9" x 11' 2" (4.49m x 3.40m).

Bedroom 1

Dimensions: 13' 0" x 9' 0" (3.96m x 2.74m).

Bedroom 2

Dimensions: 10' 6" x 6' 11" (3.20m x 2.11m).

Shower Room

Dimensions: 7' 2" x 5' 7" (2.18m x 1.70m).

Tenure

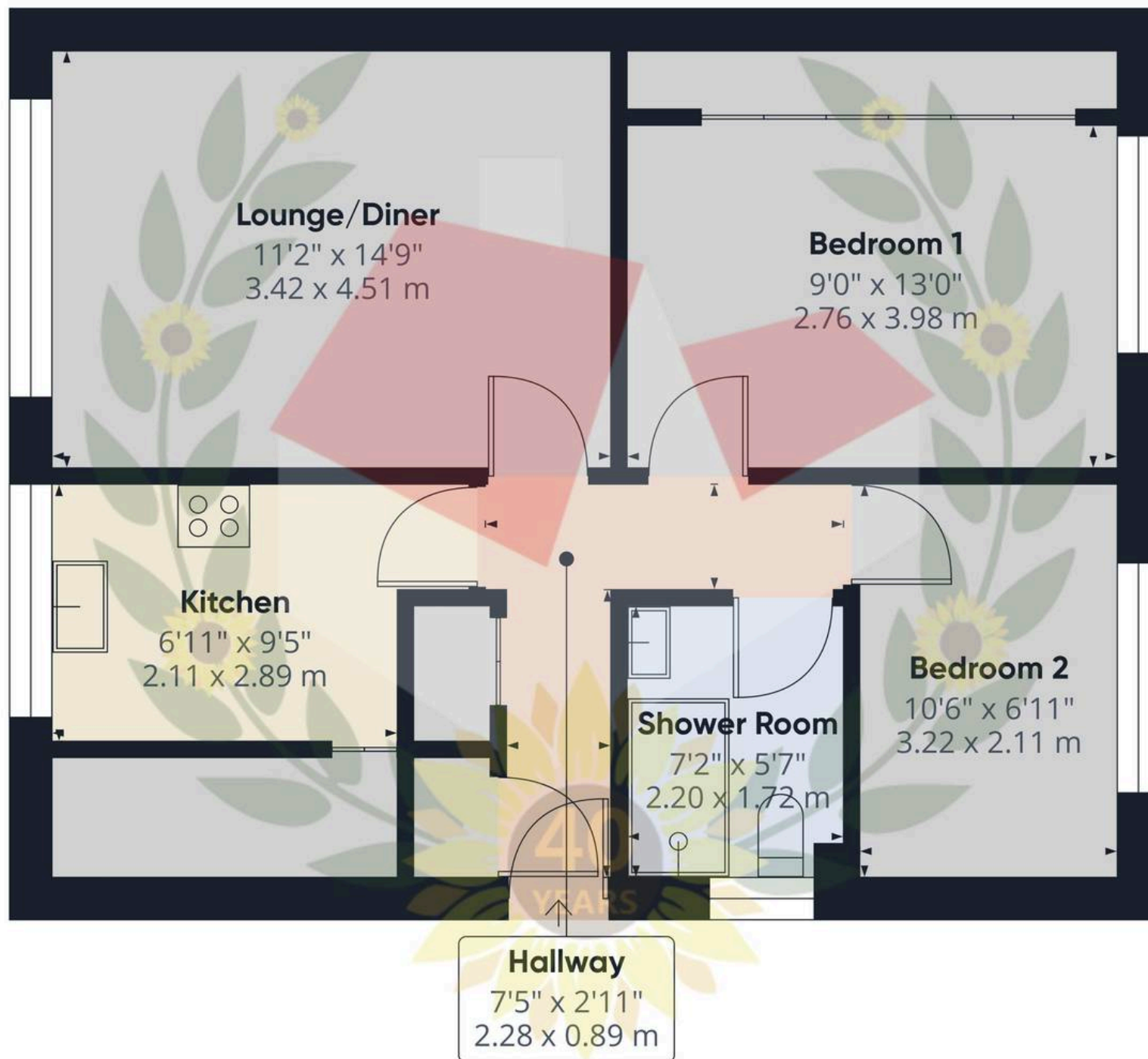
Leasehold Length of Lease - Lease Expires 24.06.2972

Service Charge - £365 Per Annum Ground Rent - £10 Per Annum

Additional Information From Seller

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains • Broadband – fibre to cabinet





Approximate total area⁽¹⁾

596 ft²

55.2 m²

(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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