



 47 Willow Avenue, Gloucester – GL4 4NY

Gloucester

Guide Price £210,000

47 Willow Avenue

Gloucester, Gloucester

Three Bedroom Semi Detached Property In Coney Hill With No Onward Chain!

A great opportunity for buyers who are looking for a property of which they can make there own stamp!

In brief the property comprises of; entrance porch, entrance hall, lounge, kitchen/diner, downstairs shower room, first floor landing and three bedrooms.

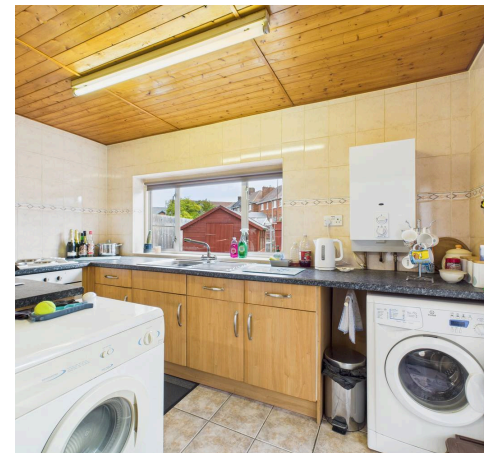
Further benefits include; Spacious enclosed rear garden, investment potential, off road parking and no onward chain position.

Approximate rental value of £1,150pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: A

Tenure: Freehold

- No Onward Chain
- Two Reception Rooms
- Extended
- Enclosed Rear Garden
- Generous Living Accommodation
- Viewing Advised
- Off Road Parking
- Energy Rating TBC & Council Tax Band A



Entrance Porch

Entrance Hall

Lounge

15' 2" x 10' 3" (4.62m x 3.12m)

Kitchen/Diner

16' 10" x 11' 11" (5.13m x 3.63m)

Shower Room

6' 2" x 5' 4" (1.88m x 1.63m)

First Floor Landing

Bedroom 1

15' 2" x 13' 1" (4.62m x 3.99m)

Bedroom 2

10' 3" x 7' 3" (3.12m x 2.21m)

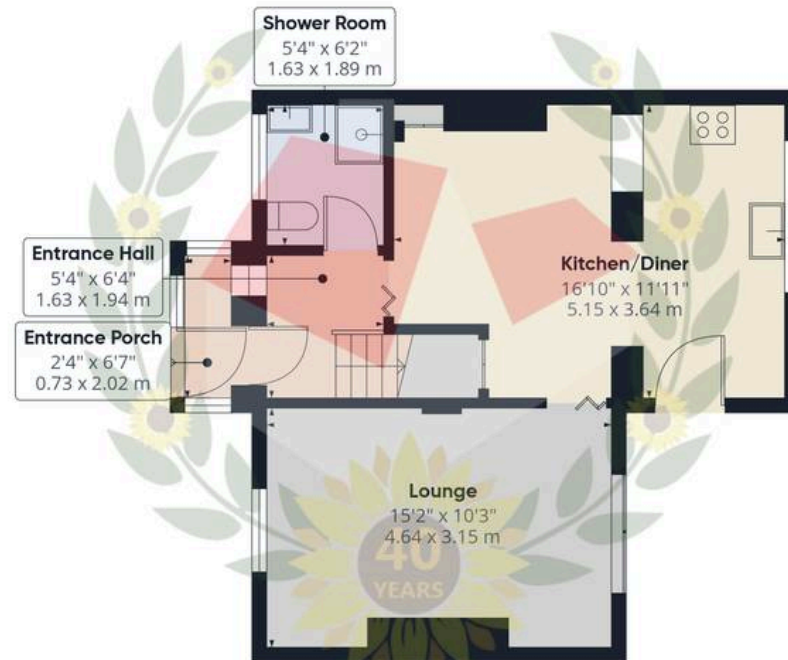
Bedroom 3

7' 4" x 7' 1" (2.24m x 2.16m)

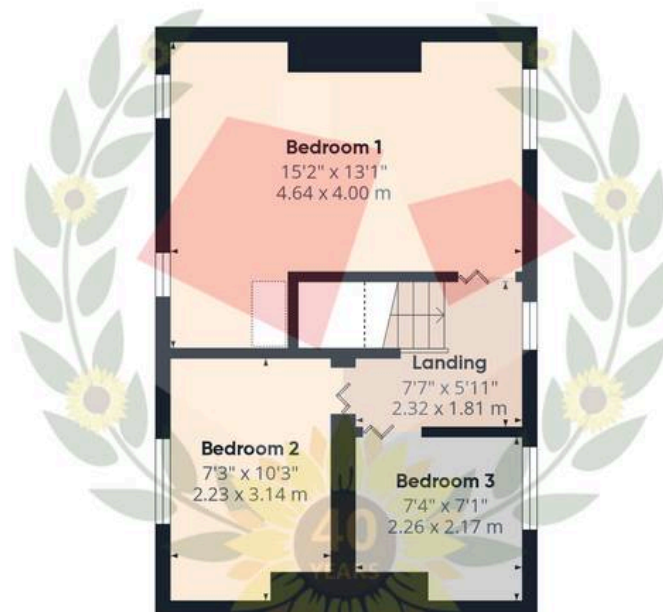
Additional Information From Seller

Utilities • Electricity – mains • Gas – mains but no gas
central heating fitted • Water – mains • Sewerage – mains
• Broadband – fibre to cabinet





Ground Floor



Floor 1

Approximate total area⁽¹⁾

748 ft²

69.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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