



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**Flat 12, Lock Warehouse Severn Road, Gloucester  
Gloucester**

Guide Price **£180,000**

## Flat 12

Lock Warehouse Severn Road, Gloucester

Welcome to this charming TWO DOUBLE BEDROOM FLAT, offered with NO ONWARD CHAIN and bursting with ORIGINAL CHARACTER FEATURES throughout. Step inside to discover a bright and airy OPEN PLAN KITCHEN/LIVING AREA, perfect for relaxing or entertaining friends. Both bedrooms are generously sized DOUBLE BEDROOMS, giving you plenty of space to unwind or set up a dedicated home office if needed. The property is in good condition, with a modern kitchen and bathroom, and an ENERGY RATING C for efficient living.

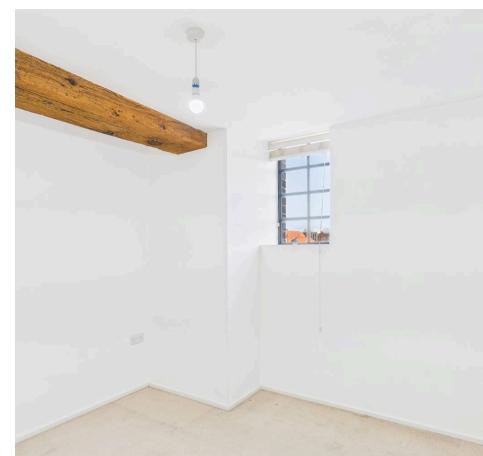
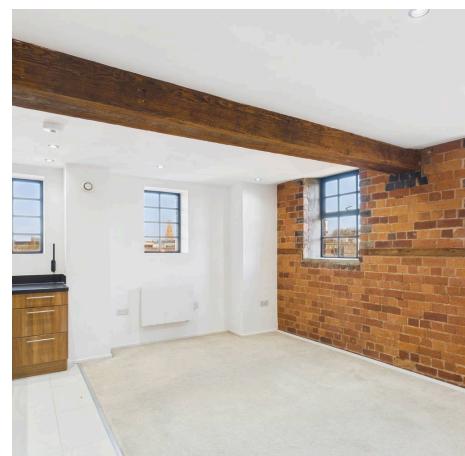
With a POTENTIAL RENTAL INCOME of £1050 PCM, this flat also presents an excellent investment opportunity for landlords or first-time buyers looking to get on the property ladder. Don't miss out on this fantastic home that combines period charm with practical modern living. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- City Centre Location
- Two Double Bedrooms
- No Onward Chain
- En-Suite To Bedroom One
- Original Character Features
- Additional Parking Available Via Permit
- Open Plan Kitchen/Living Area
- Bike Store Lock Up
- Potential Rental Income £1050 Pcm
- Energy Rating C



**Entrance Hallway**

14' 6" x 4' 9" (4.42m x 1.45m)

**Lounge/Kitchen**

16' 2" x 13' 8" (4.93m x 4.16m)

**Bedroom One**

8' 8" x 8' 8" (2.63m x 2.63m)

**En-suite**

7' 9" x 3' 0" (2.36m x 0.91m)

**Bedroom Two**

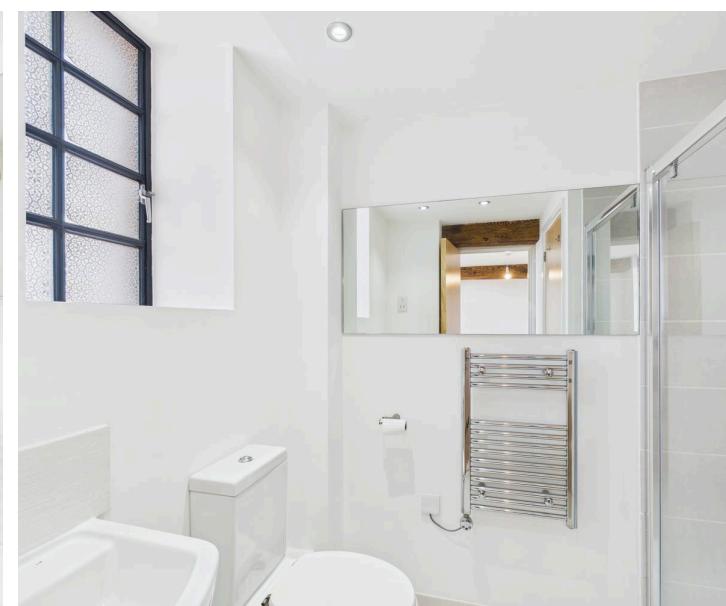
9' 9" x 8' 7" (2.97m x 2.61m)

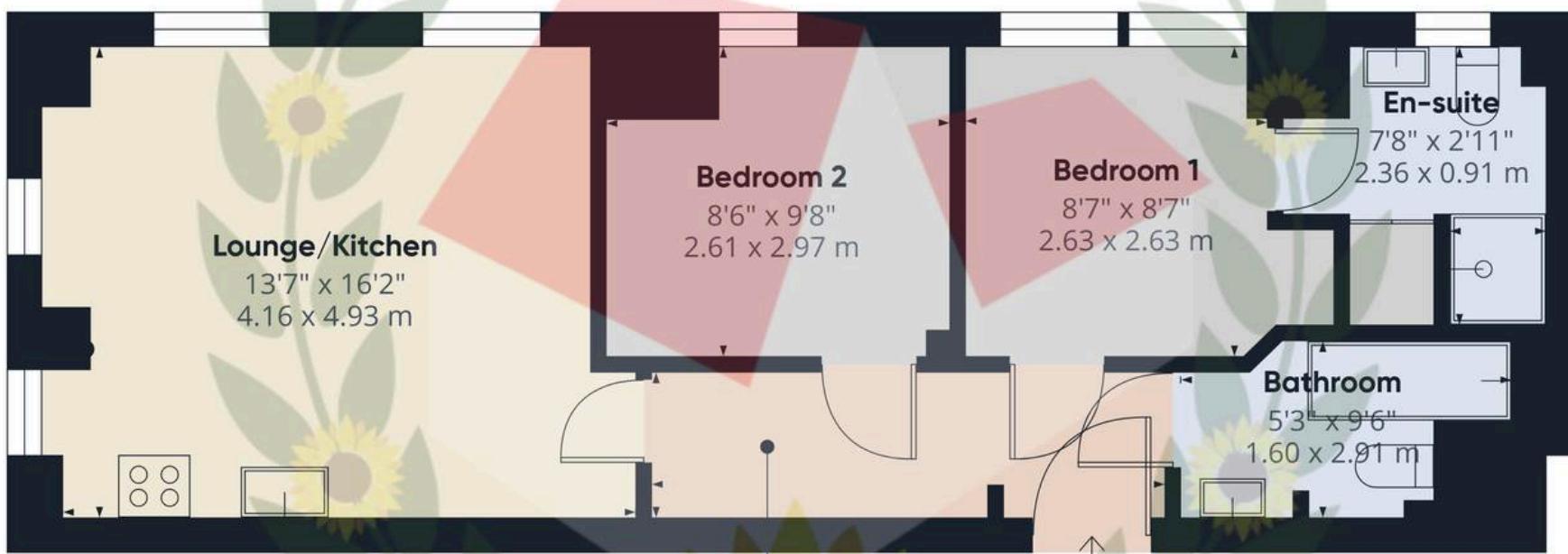
**Bathroom**

9' 7" x 5' 3" (2.91m x 1.60m)

**Agents Note**

The residents within the Lock Warehouse are currently in the process of a management company buy out in order for each resident to have a share within the management company.





(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.



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