



59 The Crescent, Gloucester
Gloucester

Guide Price **£130,000**

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Gloucester, Gloucester

SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR FLAT LOCATED IN THE CRESCENT, GLOUCESTER ADVERTISED WITH NO ONWARD CHAIN & A TENANT IN SITU.

The accommodation comprises of; Entrance hall, bathroom, two GOOD sized bedrooms & open plan kitchen/living space!

Further benefits include; Electric heating, allocated parking space & communal gardens!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £995pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today on 01452 543200 to arrange your viewing.

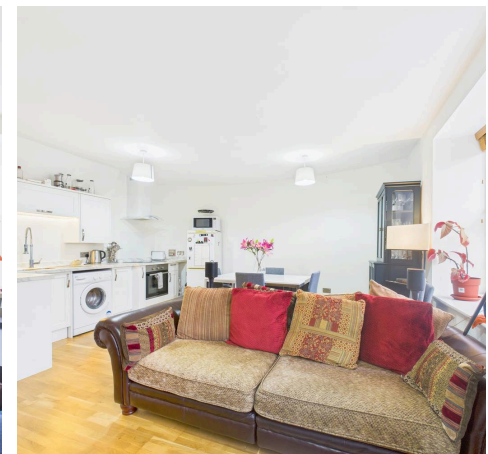
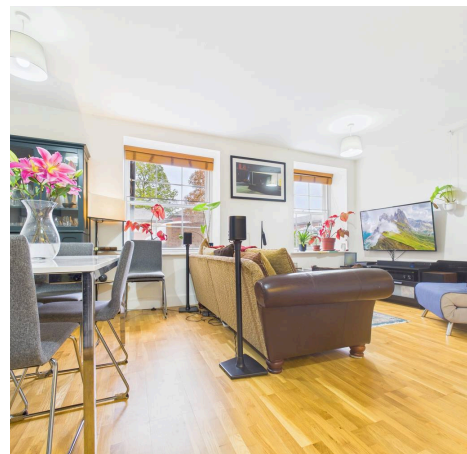
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

- Immaculate Throughout
- No Onward Chain
- Tenant in Situ
- Ideal Investment
- 9.2% Yeild
- Open Plan
- Two Good Sized Bedrooms
- Popular Location
- One Allocated Parking Space
- Energy Rating D



Entrance Hall

Kitchen/Living Area

19' 5" x 15' 5" (5.93m x 4.69m)

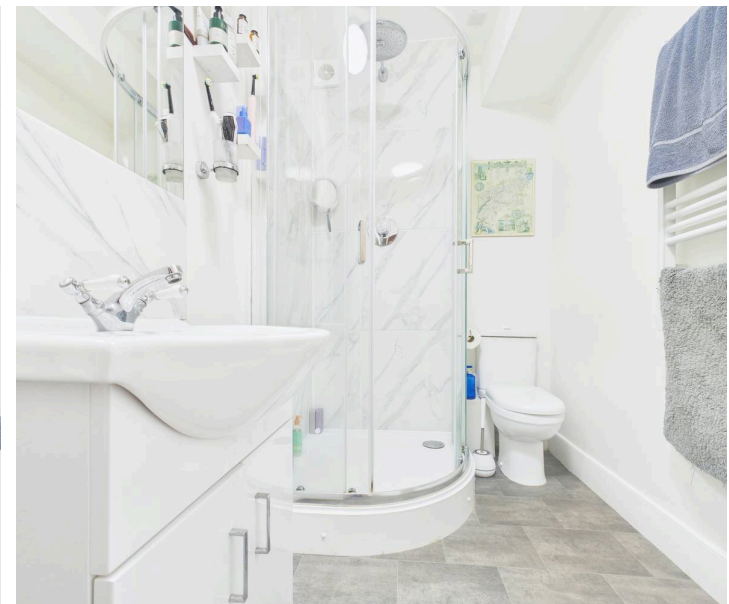
Bedroom One

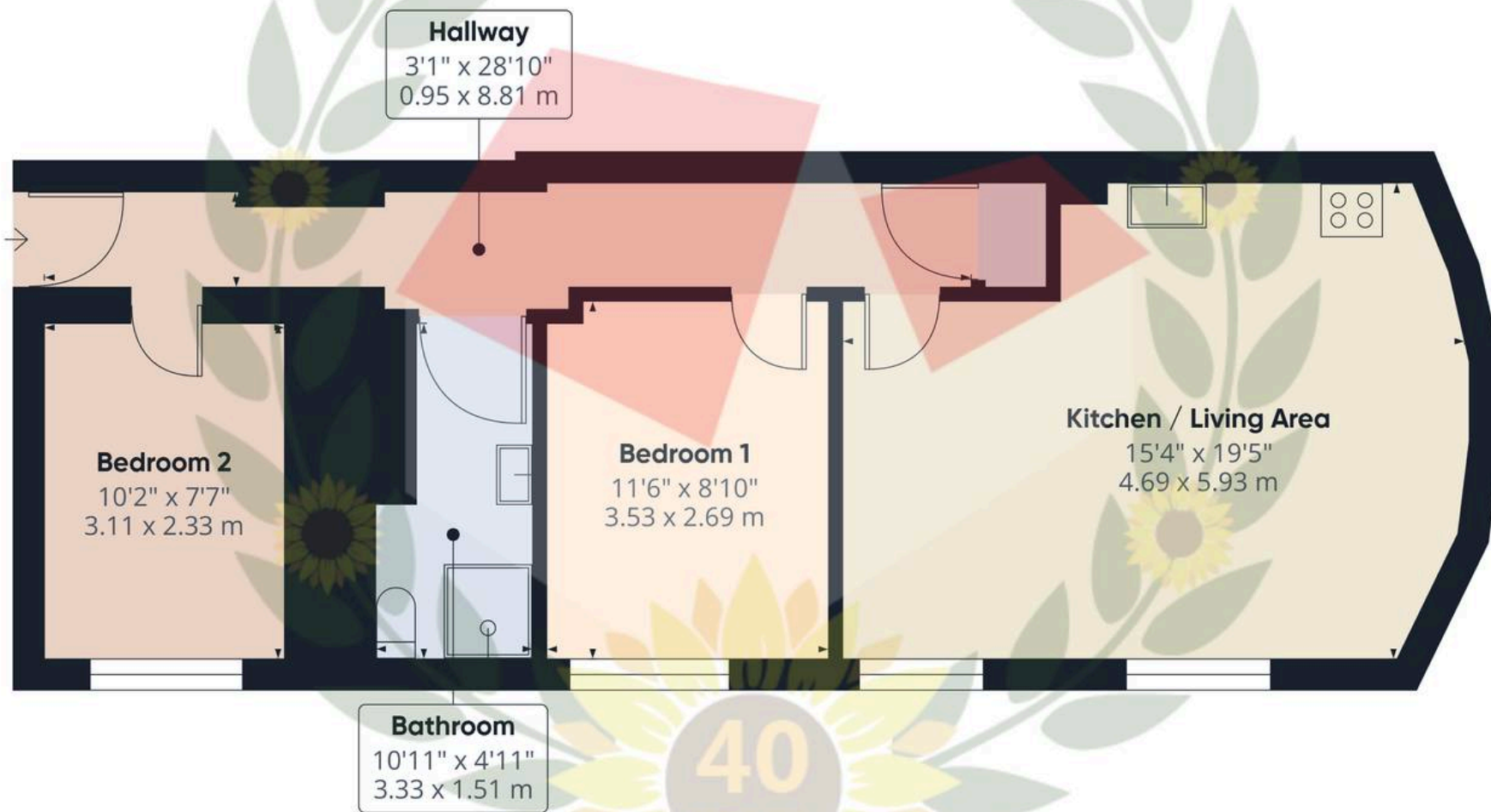
11' 7" x 8' 10" (3.53m x 2.69m)

Bedroom Two

10' 2" x 7' 8" (3.11m x 2.33m)

Bathroom





Approximate total area⁽¹⁾

626 ft²
58.1 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.

GIRAFFE 360



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