



MICHAEL TUCK
ESTATE & LETTING AGENTS



28 Brook Street, Gloucester – GL1 4UP

Gloucester

Guide Price **£300,000**

28 Brook Street

Gloucester, Gloucester

A fantastic investment opportunity to acquire this well-presented three-bedroom semi-detached property, cleverly converted into three self-contained one-bedroom flats.

Each flat offers a well-proportioned layout, comprising a spacious double bedroom, a fitted kitchen, and a private bathroom, making them highly attractive to tenants. The property benefits from UPVC double glazing throughout, modern electrics, and an enclosed rear garden, providing additional outdoor space for occupants.

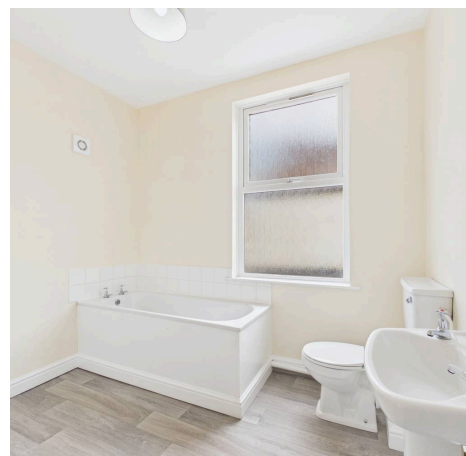
This income-generating property delivers an impressive approximate 10% yield, based on a combined rental income of £2,500 per calendar month, making it an ideal addition to any investor's portfolio.

Early viewing is highly recommended to fully appreciate the potential on offer.

Council Tax band: TBD

Tenure: Freehold

- Investment Opportunity
- Semi Detached House Split Into Three Flats
- Enclosed Rear Garden
- Well Presented Throughout
- No Onward Chain
- Close to Local Amenities
- Viewing Advised
- Energy Rating D to E (Across three Flats)



Entrance Hall

Flat 1 (Ground Floor)

Hall

Lounge

13' 8" x 13' 2" (4.17m x 4.01m)

Dining Room

12' 10" x 11' 9" (3.91m x 3.58m)

Bathroom

7' 0" x 5' 8" (2.13m x 1.73m)

Kitchen

10' 11" x 8' 1" (3.33m x 2.46m)

Flat 2 (First Floor)

Hall

Lounge

13' 2" x 12' 6" (4.01m x 3.81m)

Kitchen

8' 2" x 7' 7" (2.49m x 2.31m)

Bedroom

12' 10" x 11' 9" (3.91m x 3.58m)

Bathroom

9' 3" x 8' 8" (2.82m x 2.64m)

Flat 3 (Second Floor)

Hall

Lounge

11' 10" x 10' 0" (3.61m x 3.05m)

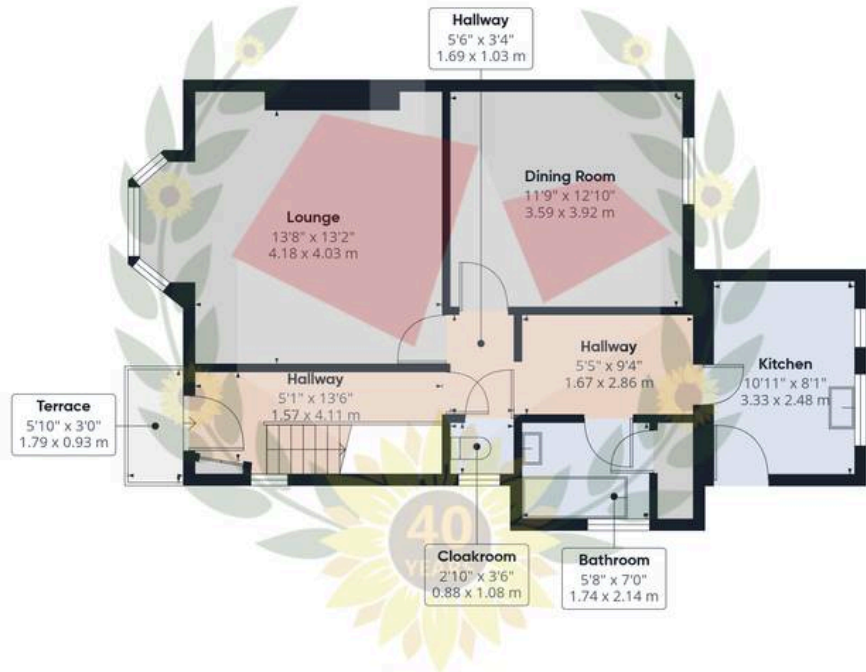
Kitchen

10' 3" x 6' 8" (3.12m x 2.03m)

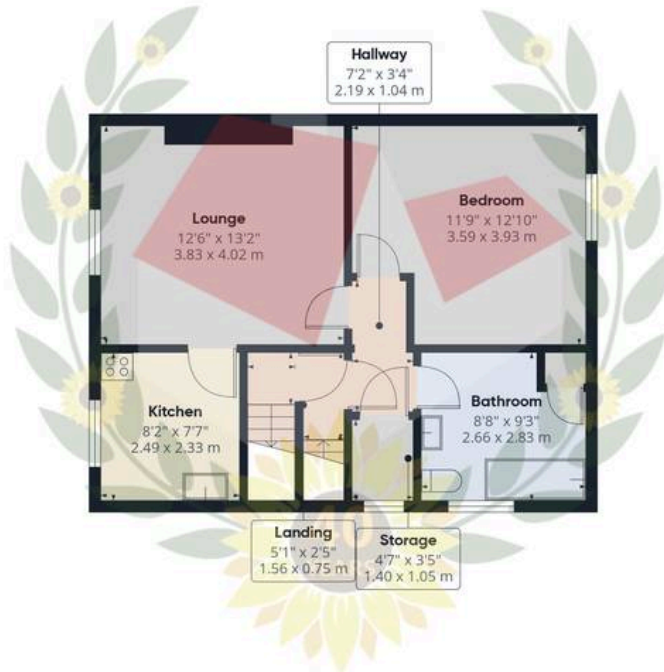
Bedroom

20' 0" x 10' 0" (6.10m x 3.05m)





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1619 ft²
150.4 m²

Balconies and terraces

18 ft²
1.7 m²

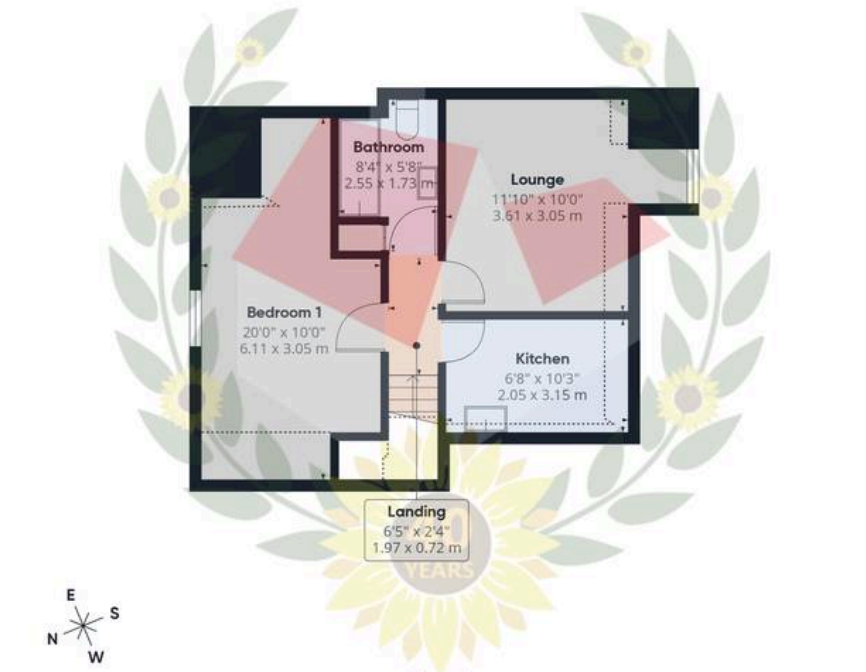
Reduced headroom

57 ft²
5.3 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.



Floor 2





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