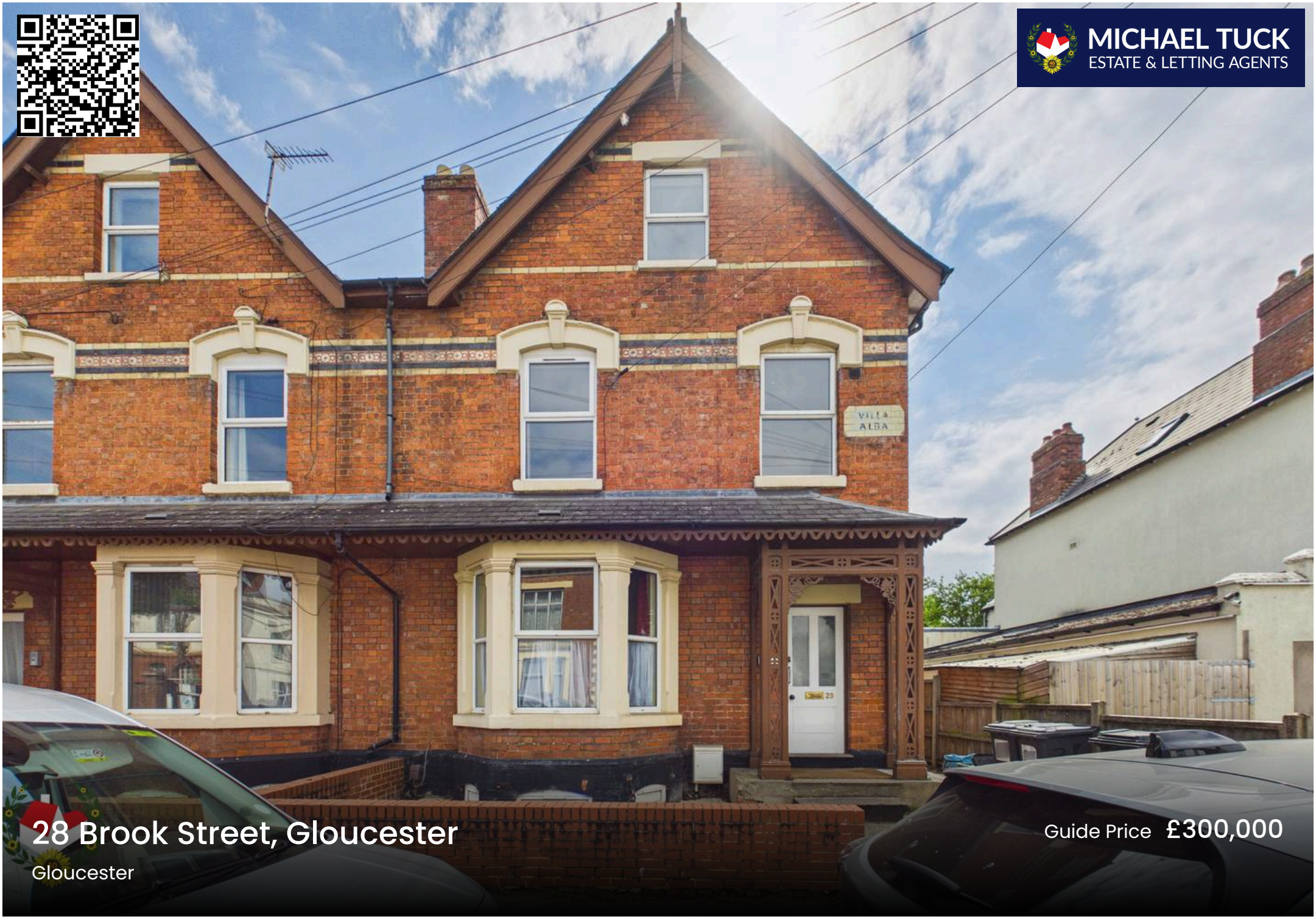


MICHAEL TUCK
ESTATE & LETTING AGENTS

28 Brook Street, Gloucester

Gloucester

Guide Price £300,000

28 Brook Street

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

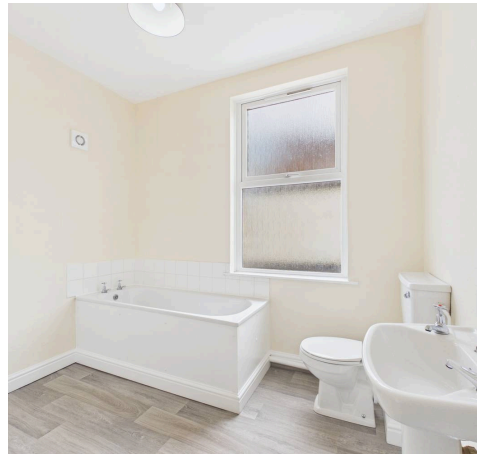
Tenure: Freehold

- 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)

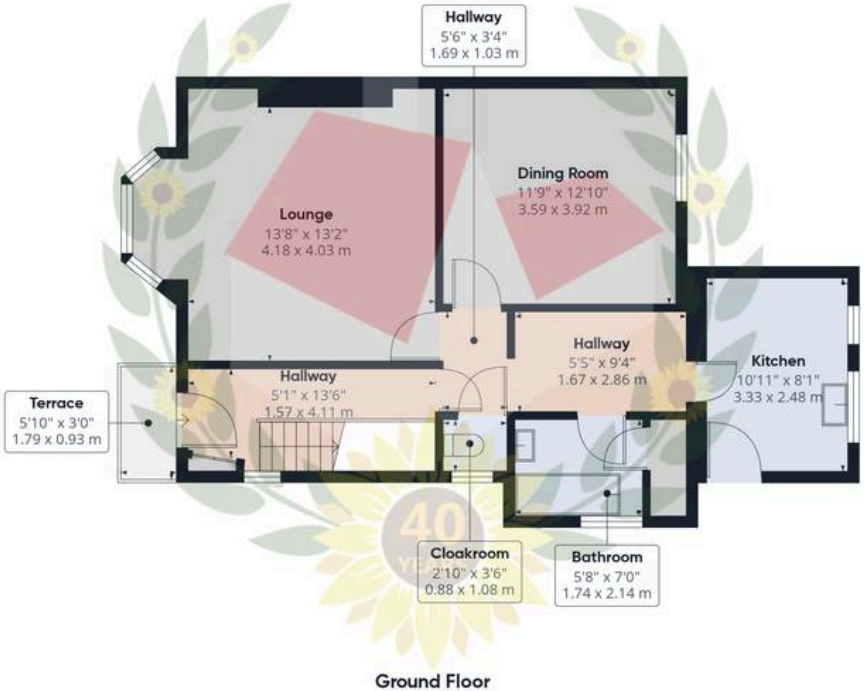
Kitchen
10' 3" x 6' 8" (3.12m x 2.03m)

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

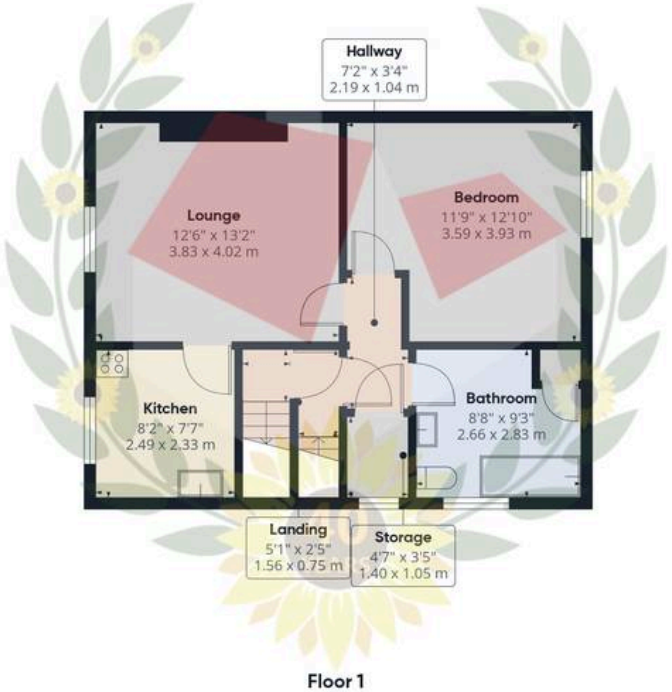




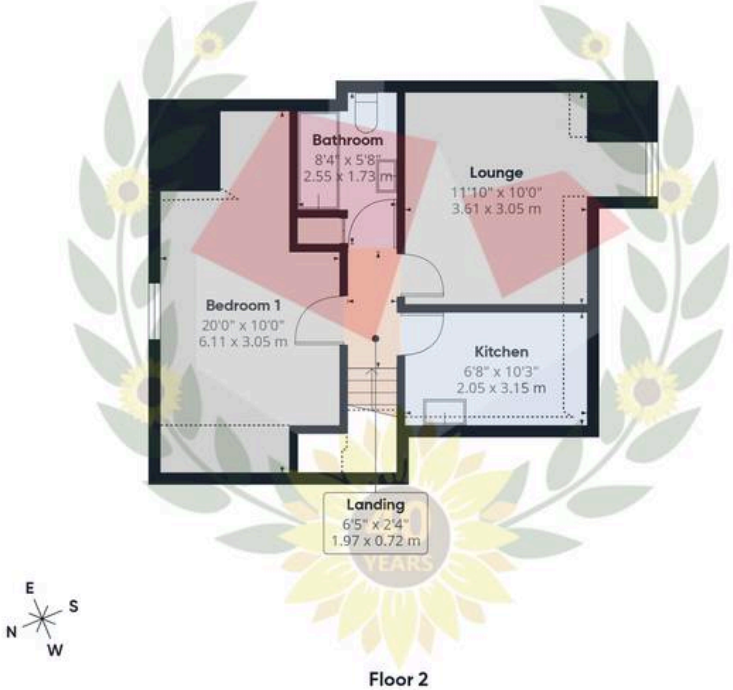




Ground Floor



Floor 1



Floor 2

MICHAEL TUCK Sunflowers

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.

GIRAFFE360



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The Property Ombudsman

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