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ESTATE & LETTING AGENTS



30 Brook Street, Gloucester

Gloucester

Guide Price **£300,000**

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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.

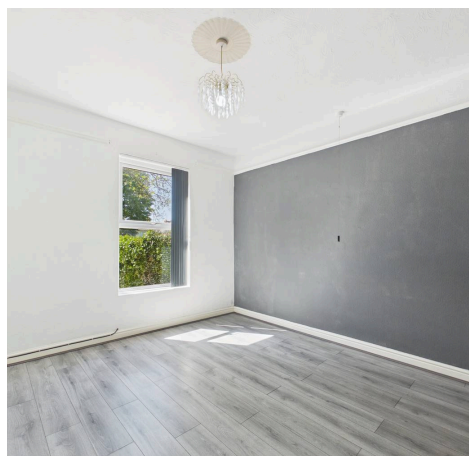
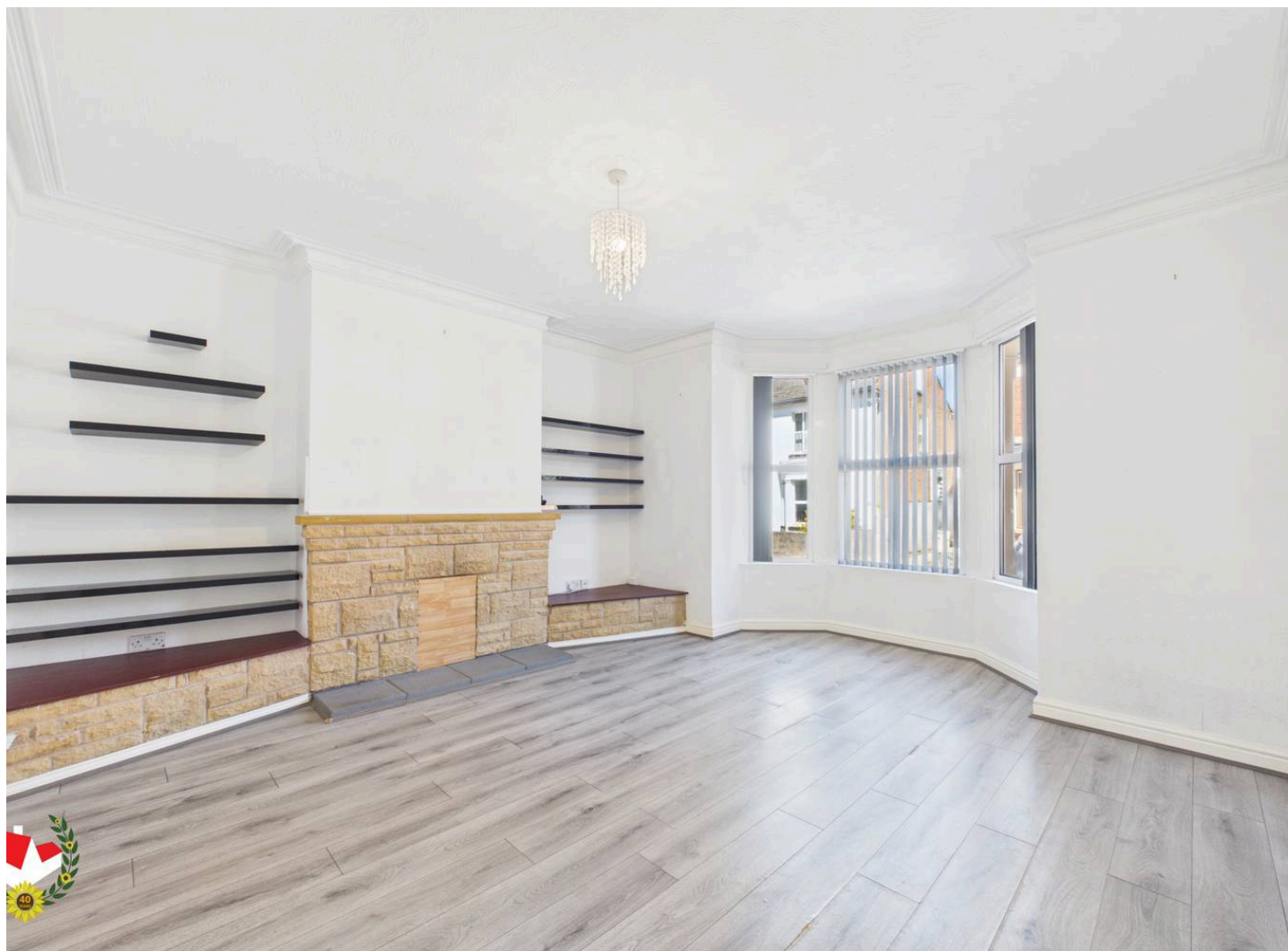
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- No Onward Chain
- Semi Detached House Split Into Three Flats
- Large Private & Enclosed Rear Garden
- Basement
- No Through Road
- Three Double Bedrooms
- Close To Gloucester Town Centre & Local Amenities
- Viewing Advised



Hallway

13' 5" x 5' 3" (4.10m x 1.59m)

Living Room

14' 10" x 13' 7" (4.52m x 4.13m)

Dining Room

13' 2" x 10' 8" (4.02m x 3.24m)

Inner Hallway

5' 8" x 3' 5" (1.73m x 1.03m)

Bathroom

6' 11" x 5' 6" (2.11m x 1.67m)

Wc

3' 5" x 2' 9" (1.03m x 0.85m)

Kitchen

11' 1" x 7' 10" (3.37m x 2.38m)

Landing

5' 8" x 2' 5" (1.72m x 0.74m)

Hallway

8' 3" x 3' 5" (2.51m x 1.03m)

Storage Room

4' 4" x 3' 5" (1.31m x 1.04m)

Bathroom

9' 4" x 7' 9" (2.84m x 2.37m)

Bedroom

12' 10" x 7' 6" (3.92m x 2.29m)

Lounge/Bedroom

13' 2" x 12' 8" (4.01m x 3.87m)

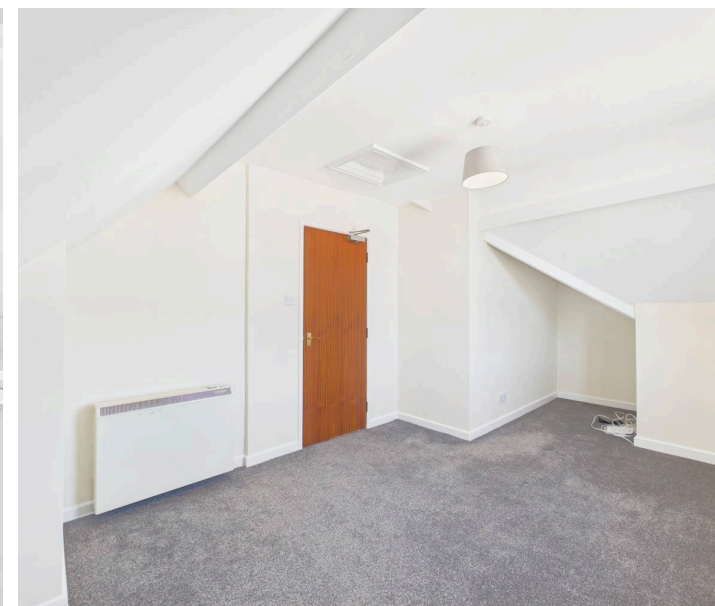
Kitchen

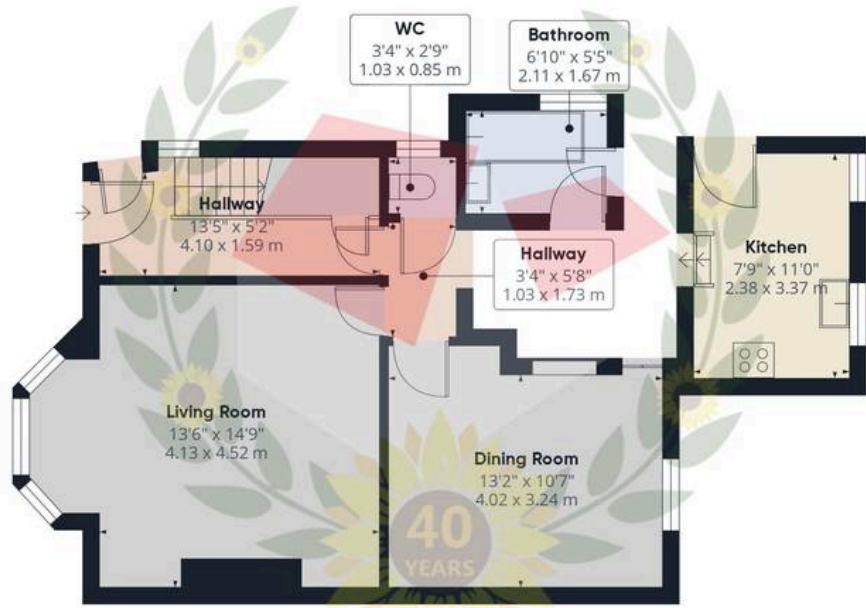
8' 1" x 7' 8" (2.47m x 2.33m)

Second Floor Landing

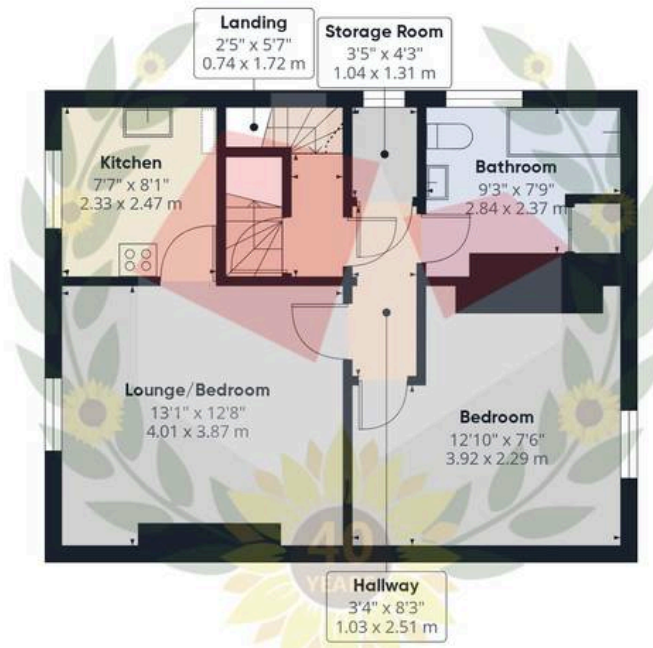
6' 6" x 2' 9" (1.97m x 0.84m)

Kitchen

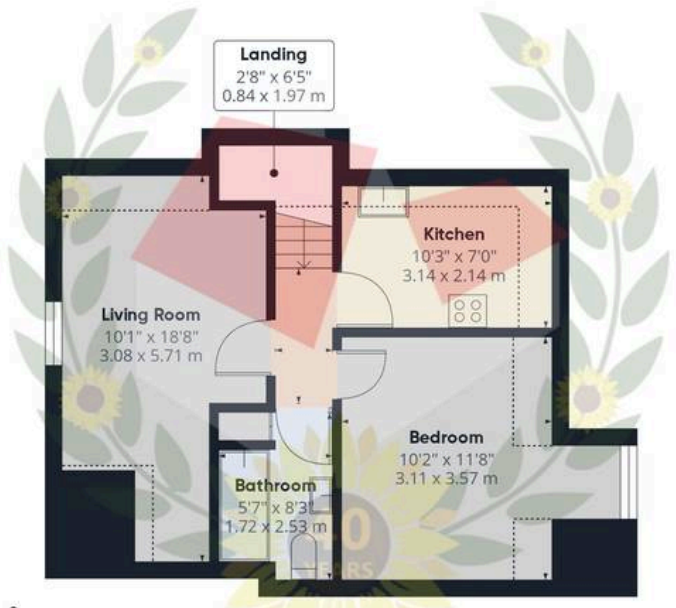




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1516 ft²
140.8 m²

Reduced headroom

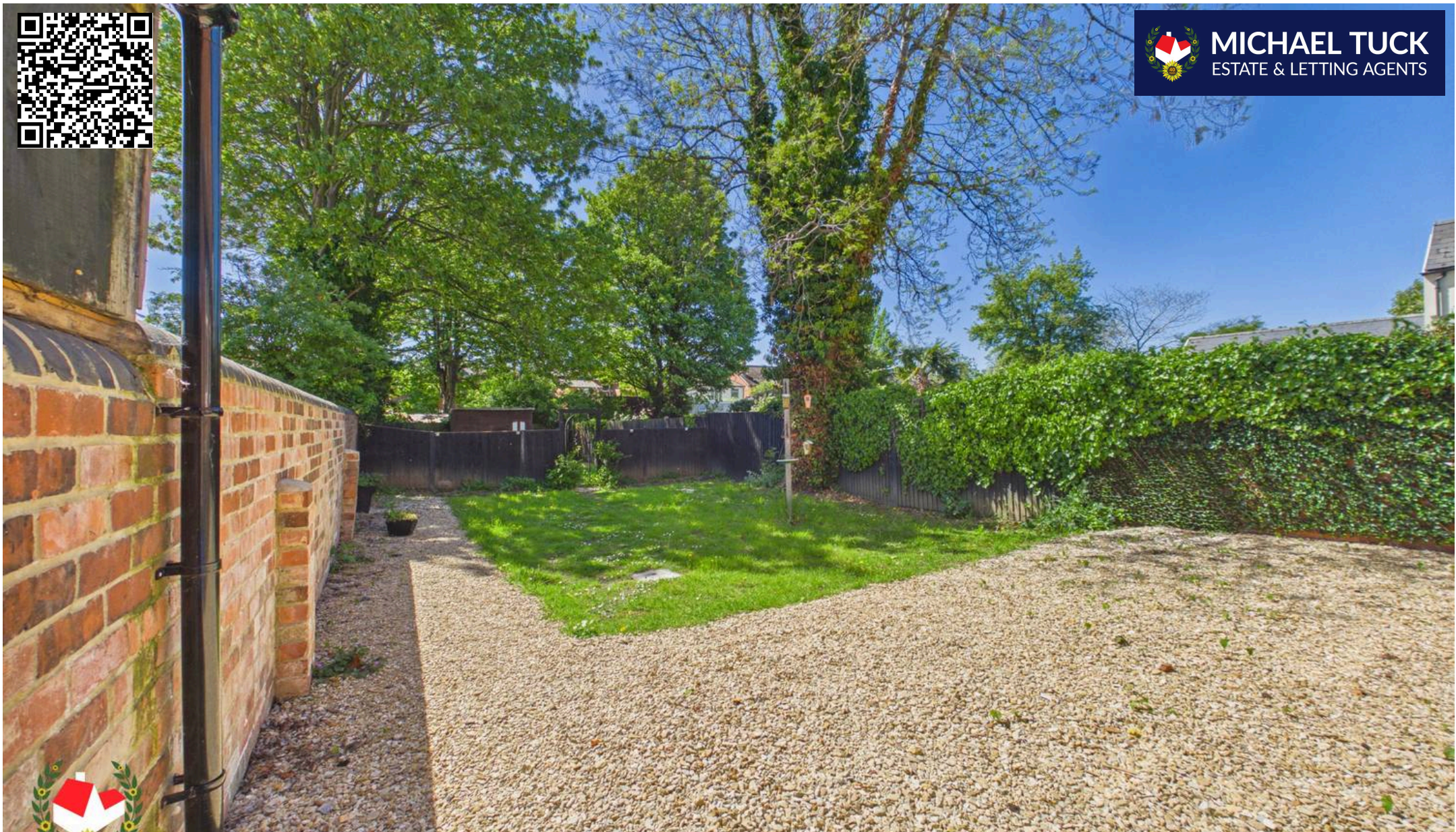
54 ft²
5 m²

(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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