



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **31 Alders Green, Gloucester – GL2 9HJ**

Gloucester

Guide Price **£125,000**

31 Alders Green

Gloucester

Immaculately presented one bedroom FIRST-FLOOR MAISONETTE – NO ONWARD CHAIN – ideal first time buy or investment property.

Offered to the market in immaculate condition throughout, this beautifully presented one-bedroom first-floor maisonette is available with NO ONWARD CHAIN. The accommodation comprises a private entrance with stairs leading to the first floor, a bright and spacious lounge, a modern fitted kitchen, a generous double bedroom and a well-appointed bathroom.

Further benefits include double glazing, heating and a convenient location within easy reach of local shops, amenities, transport links and access routes into Gloucester and the surrounding areas.

The property would make an excellent first-time purchase or investment opportunity.

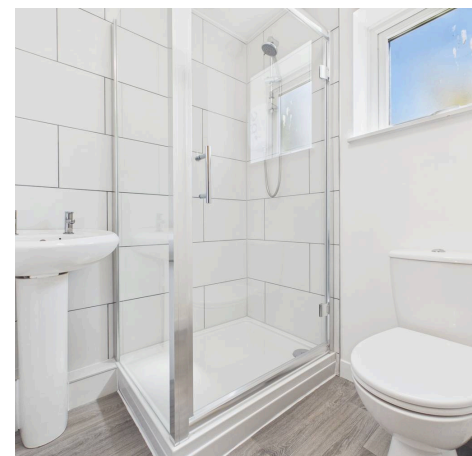
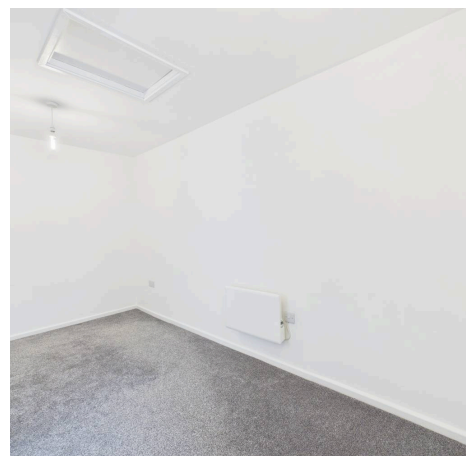
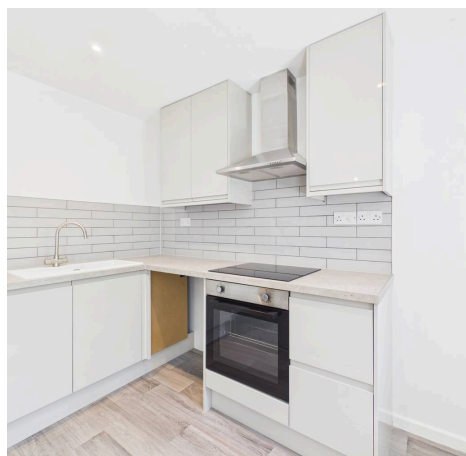
Early viewing is highly recommended to appreciate the condition and accommodation this attractive maisonette has to offer.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B



Hallway**Living Area/ Kitchen**

8' 9" x 19' 5" (2.67m x 5.92m)

Bedroom

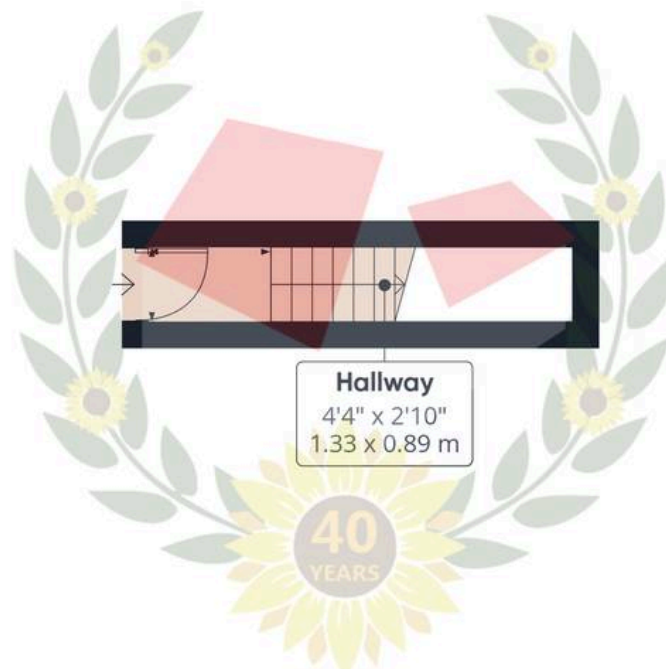
7' 0" x 13' 10" (2.13m x 4.22m)

Bathroom

6' 4" x 5' 2" (1.93m x 1.58m)

- NO ONWARD CHAIN
- IMMACULATE CONDITION
- DOUBLE BEDROOM
- FIRST FLOOR MAISONETTE
- POPULAR LOCATION
- UPVC DOUBLE GLAZING
- PARKING
- EPC D COUNCIL TAX A





Ground Floor

Approximate total area⁽¹⁾

333 ft²

30.9 m²



Floor 1



(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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