



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**Flat 1, 133 High Street, Gloucester**

Gloucester

Guide Price **£90,000**

# Flat 1

133 High Street, Gloucester

**Two Bedroom Ground Floor Apartment with ALLOCATED PARKING and NO ONWARD CHAIN. Ideal for First-Time Buyers or Investors.**

Situated in a convenient and central location on High Street, Gloucester, this well-presented two-bedroom ground floor apartment is offered to the market with **no onward chain**.

The well-proportioned accommodation briefly comprises of; **hallway**, an open-plan **kitchen/living area**, two well-proportioned **bedrooms**, and a **bathroom**.

Potential rental value of £850pcm in current condition. Please contact Michael Tuck Lettings in Quedgeley for more details.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

- Allocated Parking Space
- Two Well Proportioned Bedrooms
- Upvc Double Glazing
- Ideal Location For Access To Town & Local Amenities
- Gas Central Heating
- No Onward Chain
- Energy Rating D



**Hallway**  
9' 8" x 8' 2" (2.94m x 2.48m)

**Kitchen/Living Area**  
15' 11" x 15' 3" (4.86m x 4.66m)

**Bedroom**  
13' 0" x 8' 10" (3.95m x 2.69m)

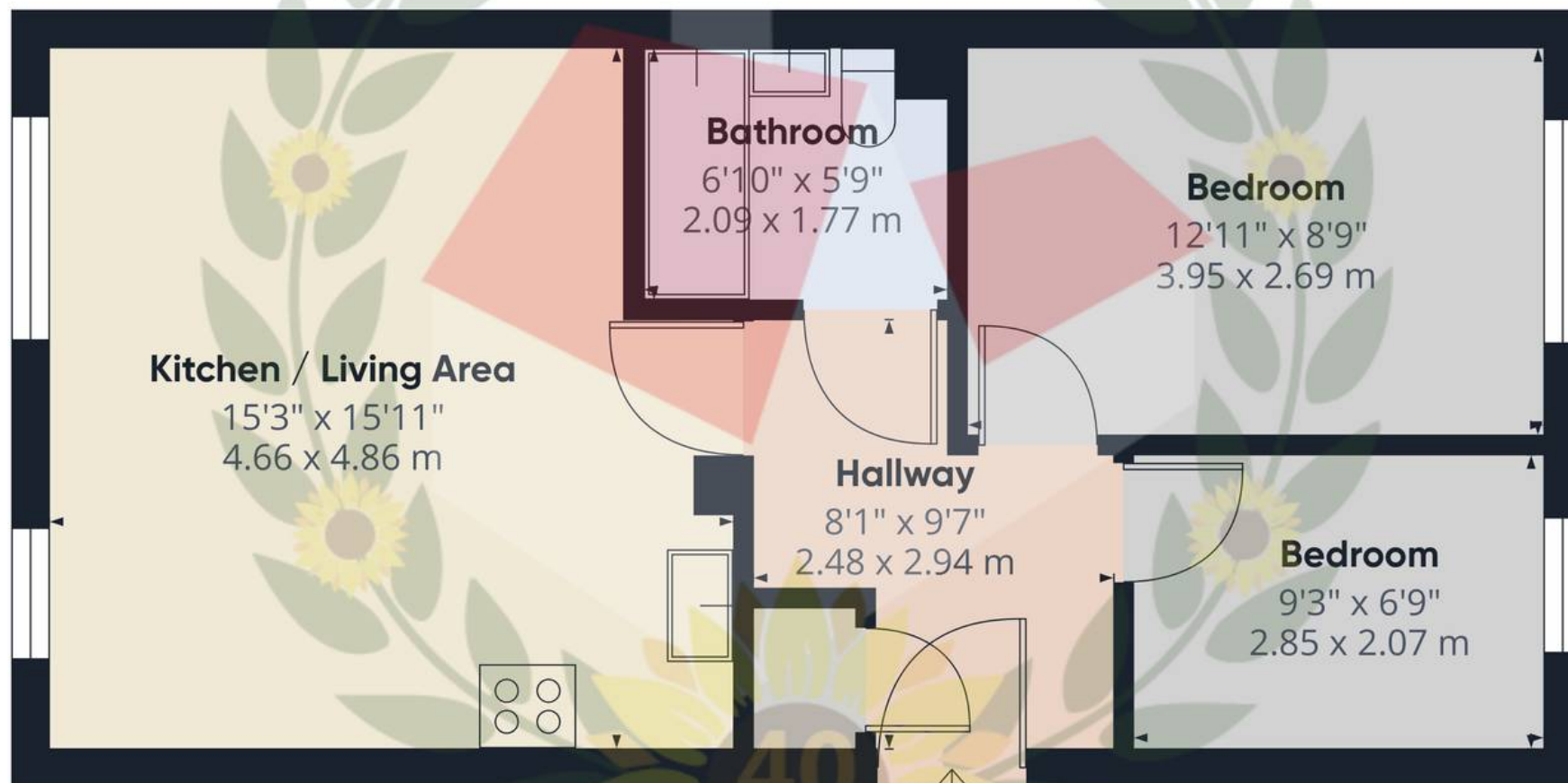
**Bedroom**  
9' 4" x 6' 9" (2.85m x 2.07m)

**Bathroom**  
6' 10" x 5' 10" (2.09m x 1.77m)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 63      | 63        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) A                                                         | 91      | 91        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England, Scotland & Wales                                       |         |           |
| EU Directive 2002/91/EC                                         |         |           |



Approximate total area<sup>(1)</sup>

514 ft<sup>2</sup>

47.7 m<sup>2</sup>

(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.

GIRAFFE360





## Michael Tuck Quedgeley

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