Murdock & Wasley
ESTATE AGENTS



37 Alfred Street

, Gloucester, GL1 4BY

£220,000

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We are delighted to welcome to the open market this clean and well-maintained terraced property, situated on the outskirts of Gloucester city centre and offered for sale with no onward chain.
The property has previously achieved a rental income of £1,900 per calendar month, making it an attractive proposition for investors seeking a property with strong rental potential.
The accommodation comprises an entrance hallway, two reception rooms (one of which has previously been used as a bedroom), a kitchen and a ground-floor bathroom. Upstairs, there are three generously sized double bedrooms.
Outside, the property benefits from an enclosed rear garden.







Entrance Hallway
Accessed via Upvc double glazed front door, stairs leading to first floor, doors to both reception rooms, laminate flooring.

Reception Room(Bedroom 4 Currently)
Upvc double glazed windows to front, radiator, power points.

Lounge
Door through to kitchen, radiator, power points. laminate flooring. gas fire place.

Kitchen
Double glazed window to rear & door to rear, eye & base level units with roll edge work tops, sink/drainer, electric oven with induction hob & hood, space for further appliances, tiled flooring, radiator, power points. Door too:

Ground Floor Bathroom
Upvc frosted double glazed windows to rear, shower cubicle, low level wc & pedestal wash hand basin, tiled flooring, partly tiled walls.

First Floor Landing
Access to loft via hatch, door to all rooms.

Bedroom 1
Two Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 2
Upvc double glazed windows to rear, radiator, power points, built in wardrobe.

Bedroom 3
Upvc double glazed windows to rear, radiator, power points, built in storage which holds the boiler.

Rear Garden
An enclosed area which is partly paved, mainly laid to lawn, outbuilding & gated rear access.

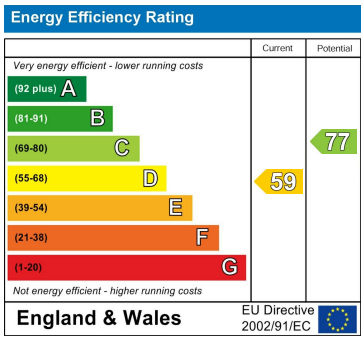
Tenure
Freehold.

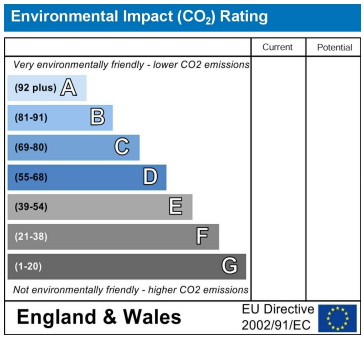
Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City Council- Band A

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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