



## 3 St. Kilda Parade

Gloucester, GL1 1QE

**£190,000**



We are delighted to welcome to the market this beautifully presented, chain-free 2/3 bedroom property situated within walking distance of the city centre. This versatile property is perfectly suited for investors, with a potential rental return of £2000 per calendar month. Its proximity to the city centre makes it an attractive option for tenants, ensuring high demand.

In terms of living accommodation we have: Entrance hallway, two reception rooms ( One as a potential bedroom) kitchen, bathroom & cloakroom. On the first floor are two double bedrooms. On the top floor we have an attic room. Outside is a courtyard garden with permit parking available via the city council if required.



### Entrance Hallway

Approached via Upvc double glazed front door, laminate flooring, stairs to first floors, doors leading to lounge, bedroom 3( second reception room)

### Lounge 11'10 x 11'4 (3.61m x 3.45m)

Upvc double glazed window to rear, electric radiator, power points, laminate flooring, under stairs storage cupboard, door to:

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

Upvc double glazed windows to side & door to side, eye & base level units with roll edge work tops, cooker point, space for appliances, door through to:

### Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, extractor fan. Door to:

### Cloakroom

Low level wc.

### Bedroom 3/ Second Reception Room 11'10 x 8'11 (3.61m x 2.72m)

Upvc double glazed window to front, electric radiator, power points.

### First Floor Landing

Staircase leading to attic room, doors to bedrooms 1 & 2.

### Bedroom 1 11'10 x 11'0 (3.61m x 3.35m)

Upvc double glazed window to front, electric radiator, power points, storage cupboard.

### Bedroom 2 11'10 x 9'4 (3.61m x 2.84m)

Upvc double glazed window to rear, power points, built in wardrobes.

### Attic Room 14'1 x 11'10 (4.29m x 3.61m)

Velux window to front, power points, eaves storage.

### Rear Garden

An enclosed courtyard garden which is paved.

### Tenure

Freehold.

### Services

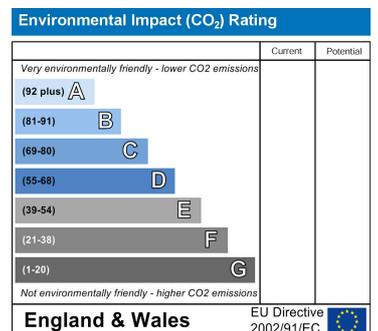
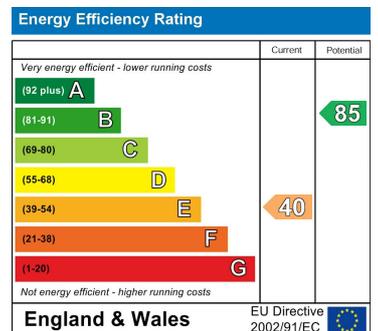
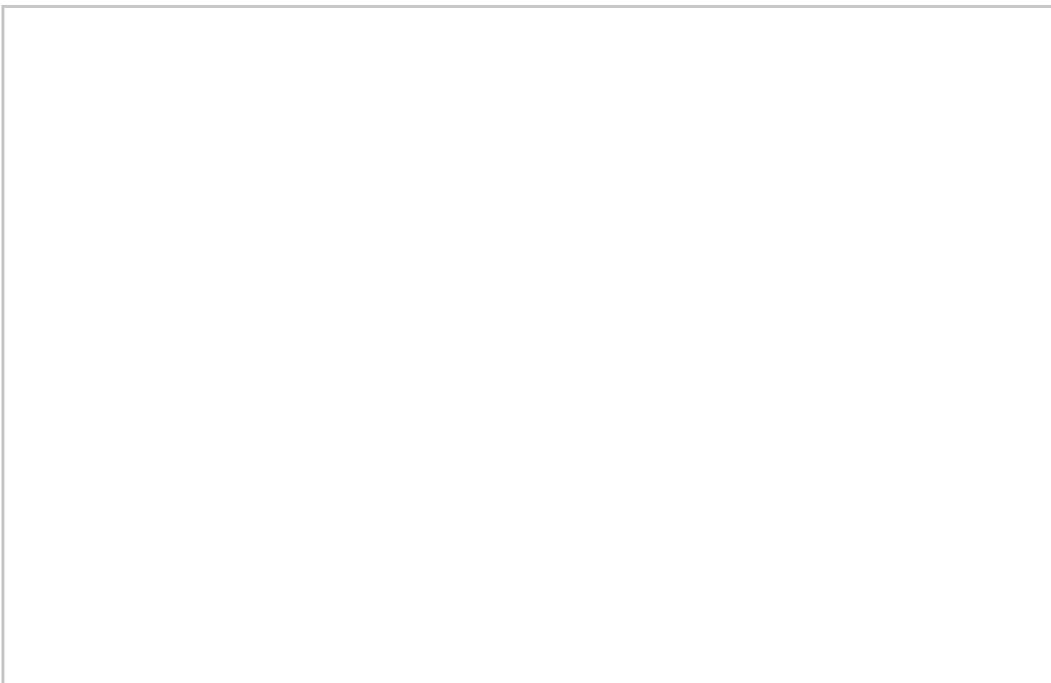
Mains water, electricity & drainage.

### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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