



2 India Road

Gloucester, GL1 4DR

Offers in excess of £170,000



Murdock & Wasley Estate Agents are delighted to present this two-bedroom terraced home, ideally located in a central position close to the city centre and the Royal Hospital. Offered to the market with no onward chain, the property benefits from an enclosed rear garden and boasts a proven, strong rental history, making it an excellent investment opportunity.

We anticipate strong interest and therefore highly recommend an early viewing to avoid disappointment.



Entrance Hall

Accessed via solid wooden door, radiator, stairs to first floor landing. Doors lead off:

Lounge

Power points, radiator, front aspect uvc double glazed window.

Dining Room

Power points, radiator, under stairs storage cupboard, rear aspect uvc double glazed window.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring electric hob and extractor hood over. Space for fridge/ freezer and washing machine. Gas fired combination boiler, vinyl flooring, side aspect upvc double glazed window. Door to:

Hallway

Door to outside. Door to:

WC

Low level wc, wall mounted wash hand basin, vinyl flooring, rear aspect upvc double glazed window.

Landing

Doors lead off:

Bedroom One

Power points, radiator, front aspect uvc double glazed window.

Bedroom Two

Power points, radiator, rear aspect uvc double glazed window.

Bathroom

Suite comprising panelled bath with shower attachment, pedestal wash hand basin, low level wc. Radiator, vinyl flooring, rear aspect upvc double glazed window.

Tenure

Freehold

Local Authority

Gloucester City Council
Council Tax Band: A

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	75
England & Wales		EU Directive 2002/91/EC

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

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.

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

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