



India Road, Gloucester, GL1 4DW

£199,950

2 1 1

- TERRACED MODERN HOME • 2 GENEROUS DOUBLE BEDROOMS
- OFF ROAD PARKING FOR 2 • REAR GARDEN VEHICLES
- NO ONWARD CHAIN • CLOSE TO CITY CENTRE AND HOSPITAL
- IDEAL INVESTMENT PROPERTY • MODERN KITCHEN
- WELL MAINTAINED BY CURRENT OWNER • REF DH0109



REF DH0109; A deceptively spacious modern home in this edge of City enclave. The home would make a fantastic addition to an investment portfolio or First time buy, as it offers two generous double bedrooms coupled with two parking spaces. The accommodation consists of entrance hall, fitted kitchen, lounge/diner, two double bedrooms and bathroom. Outside you will find an enclosed garden with gated access to a courtyard with two allocated parking spaces.

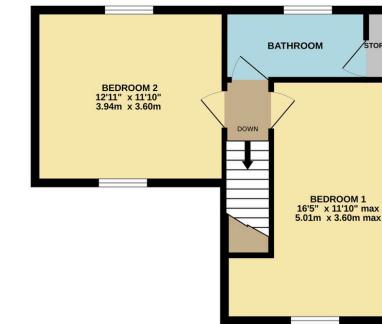
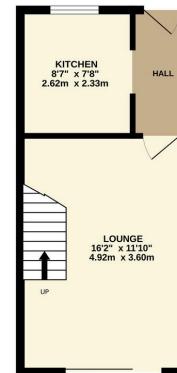
Offered for sale with no onward chain and is vacant and ready for occupation.





GROUND FLOOR
292 sq.ft. (27.2 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Prospective buyers should satisfy themselves as to the accuracy of these measurements. The services, systems and appliances shown have not been tested and no guarantee as to their state can be given.
as to their state can be given.
© 2014 Metrix 03204



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		87
(81-91) B		66
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29