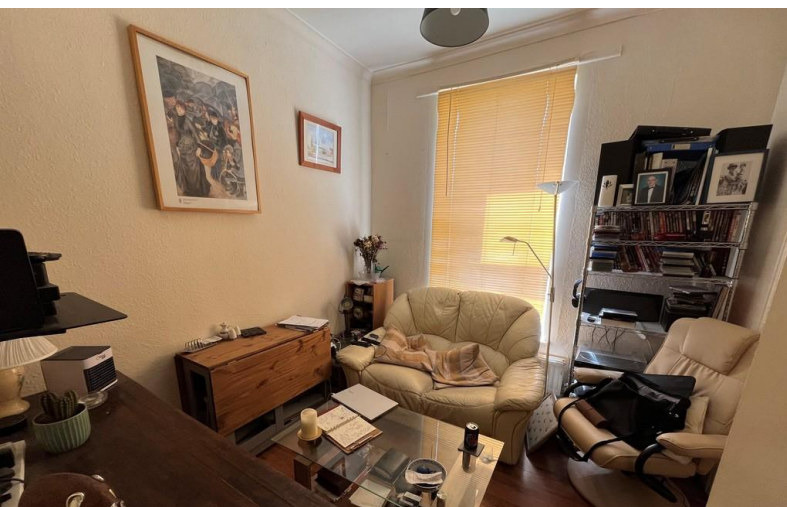


**FOR SALE**



**Kingsholm Road, Kingsholm, Gloucester**

**5 Flats, Investment Property**

**Asking Price Of £325,000**







## Kingsholm Road, Kingsholm, Gloucester

6 Bedrooms, 5 Bathroom

Asking Price Of £375,000

- Investment Property
- Freehold
- 5 Flats (one 2 Bed & three 1 Bed & Studio)
- Gas Central Heating
- Council Tax Bands – A
- No Parking – limited mobile



### DESCRIPTION INVESTMENT OPPORTUNITY

Cash purchase only: - a chance to purchase the freehold and five flats. The basement flat has 2 bedrooms, three flats are 1 bedroom flats, and one studio flat. Four of the flats have long term tenants, and all have gas central heating. The building and the flats do require some works and modernisation with the top two flats privately owned. (The owner of one of these has expressed an interest in selling). The flats have EPC Ratings from C - E (40 - 71) and Ctax on each flat is A.

The property is situated within walk distance of the city centre and local amenities and local commuter routes.

**BASEMENT FLAT** A good sized flat with 2 double bedrooms, lounge and kitchen/diner, inner hall, bathroom with separate WC, gas central heating

**FLAT 1** The flat offers hallway, lounge, bedroom, shower room and kitchen, gas central heating

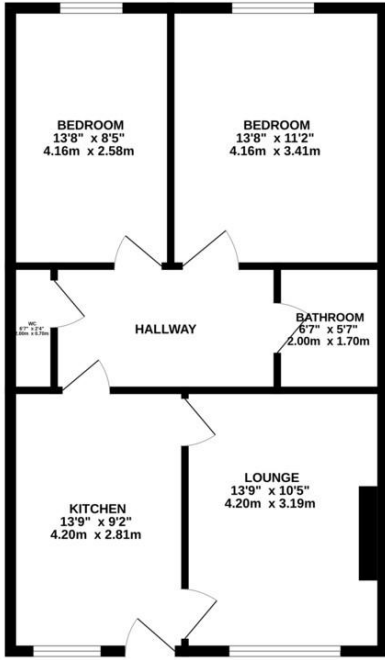
**FLAT 2** A light and airy studio flat with hall, shower room, living area open to the kitchen, gas central heating

**FLAT 3** Hallway, lounge, kitchen and shower room, gas central heating

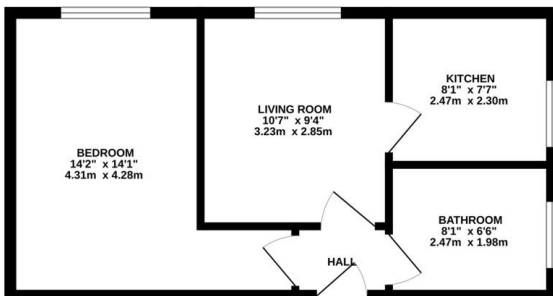
**FLAT 4** Hallway, lounge, kitchen, cloakroom, bedroom with bath the bath in the room behind a wall, gas central heating

**COMMUNAL ENTRANCE** A generous entrance way with stairs to the flats

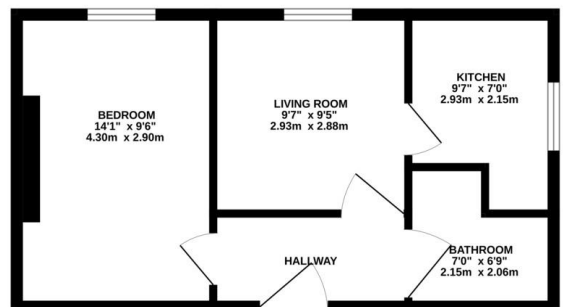
GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



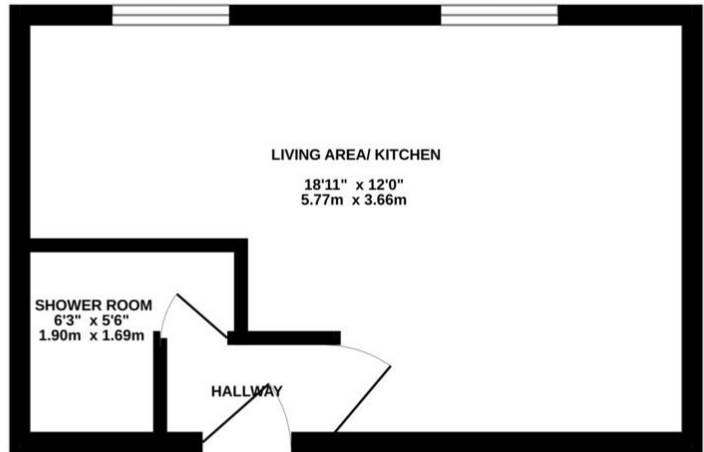
GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



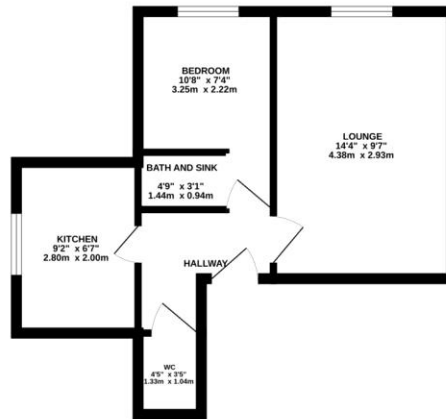
GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



GROUND FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



GROUND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 328 sq.ft. (30.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, the architect, the contractor, the owner and the surveyor accept no responsibility for any errors or omissions. The architect, the contractor, the owner and the surveyor accept no responsibility for any errors or omissions. The architect, the contractor, the owner and the surveyor accept no responsibility for any errors or omissions.

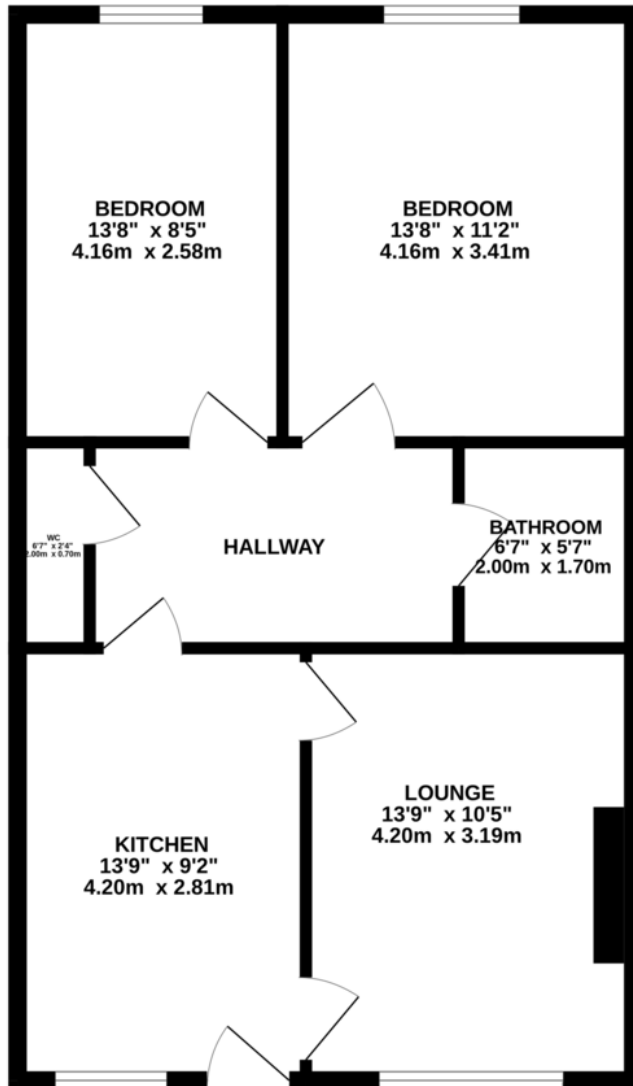
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM





GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Martin & Co Gloucester

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# 01452 528333

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.