

**FOR SALE**



**Park Road, Gloucester**

**7 Self-contained flats, Investment Only**

**Asking Price Of £375,000**



## Park Road, Gloucester

7 Bedrooms, 7 Bathroom

Asking Price Of £375,000

- INVESTMENT ONLY
- 7 Flats & Large Basement
- Garage
- EPC ranging G - D
- Refurbishment Needed
- CTax A

### DESCRIPTION

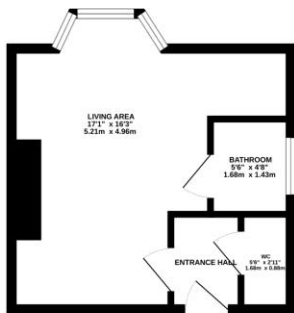
**INVESTMENT OPPERTUNITY** - A rare chance to buy this prominent building and the freehold with views over Gloucester Park - comprising 7 self-contained 1 bedroom flats and a large basement with a garage to the rear. The property is being sold with no on award chain and vacant possession. The property is in need of refurbishment with EPC Ratings ranging from G - D, CTax A (NB Flat 1b remains unfished with access to the cellar offering potential to dramatically increasing the flats potential and therefore the CTax rating subject to the relevant consent).







GROUND FLOOR  
247 sq. ft. (23.0 sq. m.) approx.



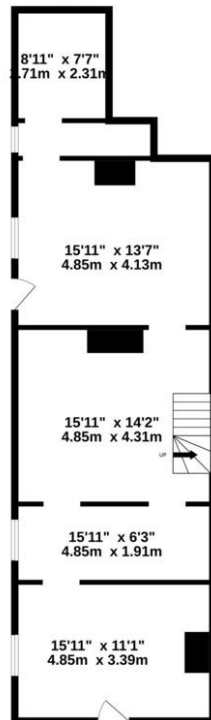


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

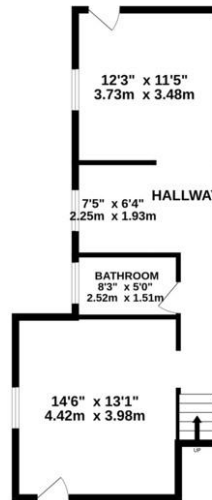
WWW.EPC4U.COM



BASEMENT  
796 sq ft. (74.0 sq.m.) approx.



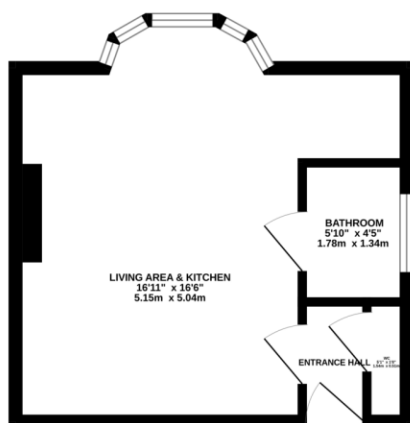
GROUND FLOOR  
502 sq ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1298 sq ft. (120.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.  
Made with Metropix G2025

GROUND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 254 sq.ft. (23.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. They plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The actual layout and measurements should be taken on-site and not guaranteed as to their accuracy or efficiency can be given.  
Martin & Co Gloucester (2024)

## Martin & Co Gloucester

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**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.