

**ON HOLD**



**Woodford Court, Gloucester**

1 Bedroom, 1 Bathroom, Flat

**Asking Price Of £110,000**



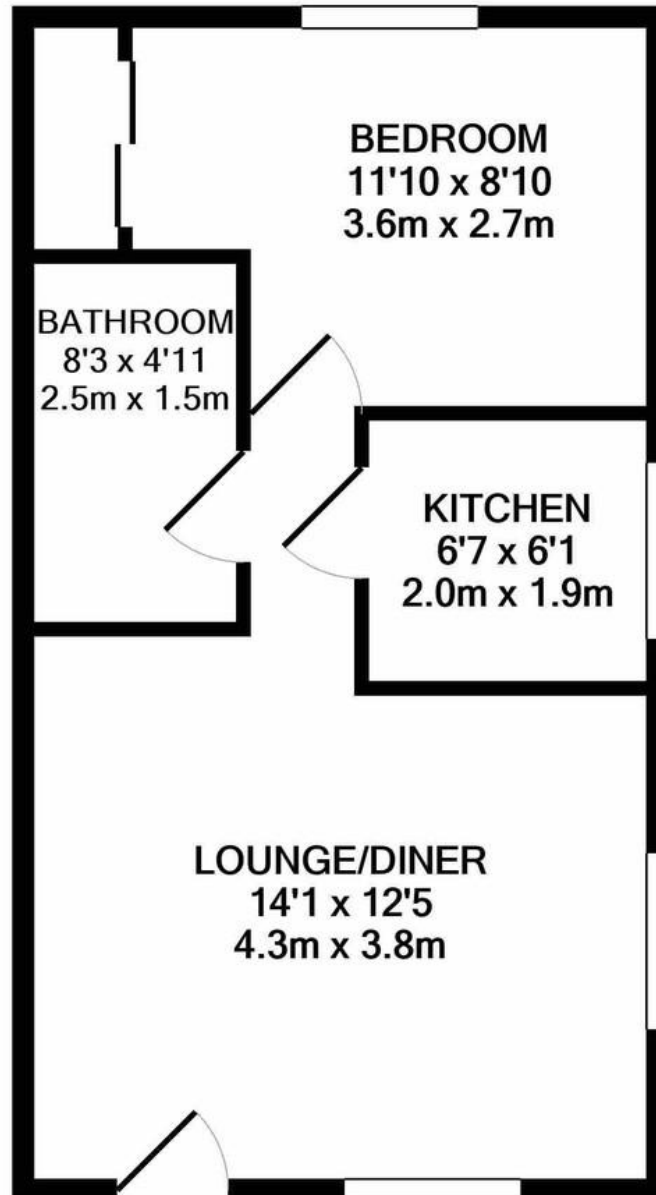


DESCRIPTION GATED COMPLEX - Ground floor 1 bedroom flat with its own entrance, UPVC double glazing, lounge, kitchen, bathroom, secure parking and communal gardens. The property has some minor works and will be ready for the end of February to rent. The property gives good access on the Eastern Avenue to give access to North or South Gloucester.

- Ground Floor Flat
- 1 Bedroom
- Lounge
- Kitchen
- Bathroom
- UPVC Double Glazing
- Electric Heating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		





**TOTAL APPROX. FLOOR AREA 366 SQ.FT. (34.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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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.

