Barnwood Road, Gloucester GL2 0RY

Offers in excess of £750,000

naylor powell

Barnwood Road, Gloucester, GL2 0RY

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Description
A RARE INVESTMENT OPPORTUNITY. A purpose built property providing 6 self contained flats over three floors with garden to the front and 6 garages to the rear. Potential to provide annual income in excess of £40,000. The property is being offered for sale with vacant possession.
Although there might be small variations in each flat they are predominantly of two designs. 1, 3 & 5 are shown on Layout 1 and 2, 4 & 6 on Layout 2.

Flats 2, 4 & 6

Sitting Room
3.91 x 3.86 (12'10" x 12'8")

Kitchen
3.59 x 2.91 (11'9" x 9'7")

Bedroom 1
3.70 x 3.49 (12'2" x 11'5")

Bedroom 2
3.34 x 2.72 (10'11" x 8'11")

Bedroom 3/Study
2.38 x 2.14 (7'10" x 7'0")

Shower Room
Shower cubicle, wash basin and w.c.

Flats 1, 3 & 5

Sitting Room
3.94 x 3.63 (12'11" x 11'11")

Kitchen
3.27 x 2.43 (10'9" x 8'0")

Bedroom 1
3.90 x 2.85 (12'10" x 9'4")

Bedroom 2
3.10 x 2.85 (10'2" x 9'4")

Bedroom 3/Study
3.28 x 2.64 (10'9" x 8'8")

Shower Room
1.96 x 1.80 (6'5" x 5'11") Shower cubicle, wash basin, w.c.

Tenure
Freehold

Local Authority
Gloucester City Council
Council Tax Band B (each flat)

Energy Performance Certificates
The energy performance rating currently varies from F21 to D63 with potential of C76 to C80.

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order.

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