



19 Bijou Court Kingsholm Road, Gloucester, GL1 3DJ

Offers Over £145,000

Welcome to this charming maisonette located on Kingsholm Road in Gloucester! This spacious property boasts a well-presented interior with one reception room, a modern fitted kitchen, two double bedrooms, and a modern shower room, offering comfortable living spaces for you to enjoy.

Built in the late 1970s, this maisonette exudes character and charm while providing a cozy atmosphere to call home. With a generous 626 sq ft of living space, there is ample room for relaxation and entertaining guests.

One of the highlights of this property is the garage, providing additional storage space a rare find in this area!

Situated in a prime location, this maisonette offers easy access to local amenities, schools, and transport links, making it ideal for those seeking a convenient lifestyle.

Currently let with a rental yield of 7.0%, this property presents a fantastic investment opportunity for those looking to expand their property portfolio. The property has the option where it can be purchased with the existing tenancy in place, for further details please contact our office.

Don't miss out on the chance to own or rent this lovely maisonette in Gloucester. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer!

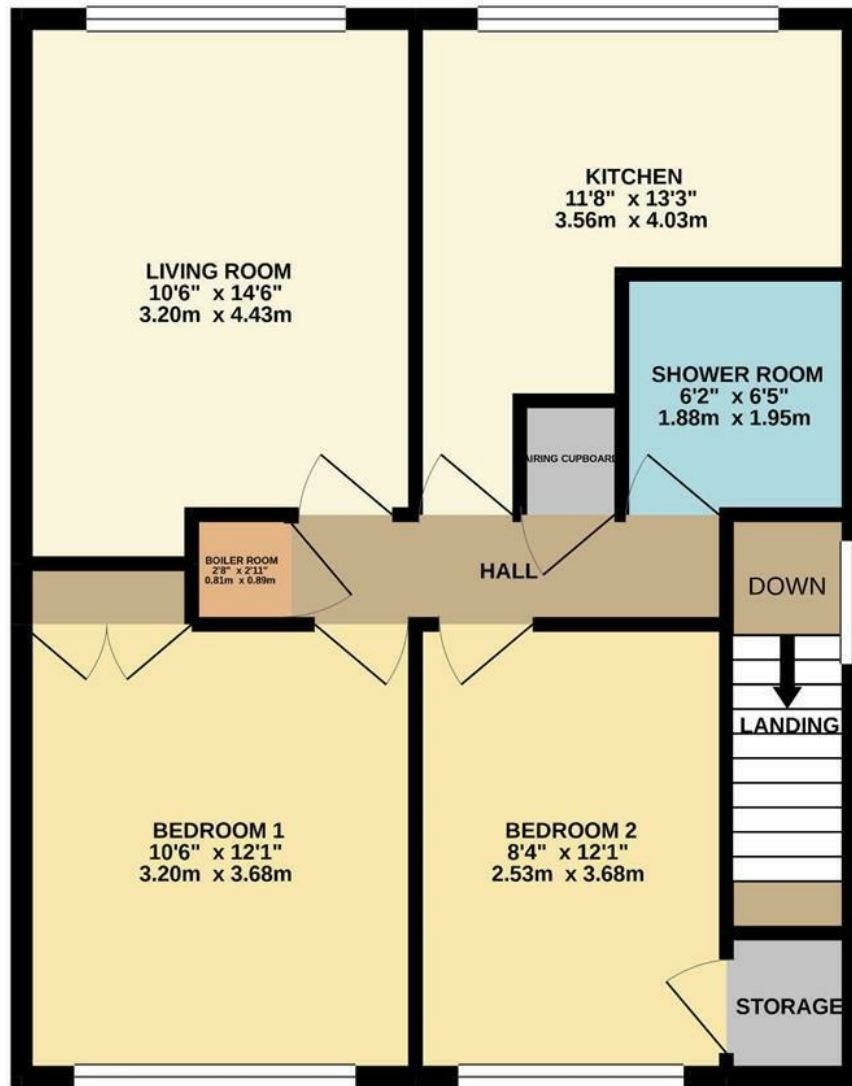
■ Two Double Bedrooms

- First Floor
- Parking
- Garage

■ Well Presented

- Chain Free

FIRST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



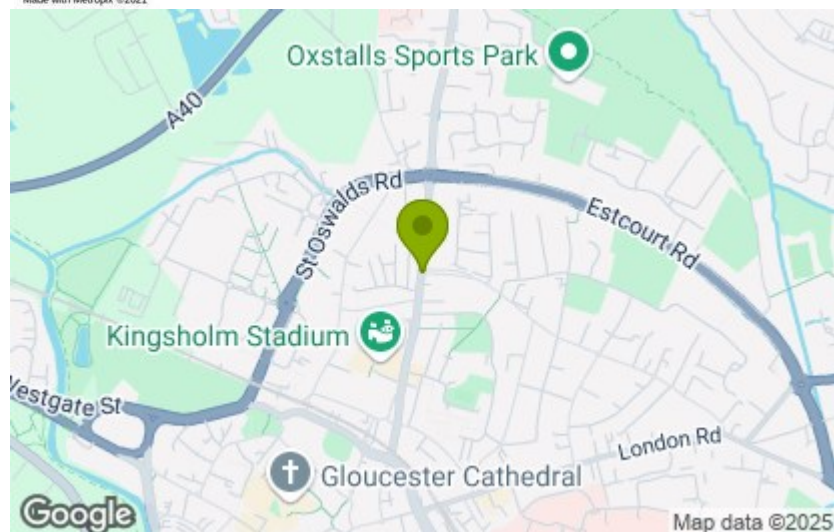
TOTAL FLOOR AREA : 626 sq.ft. (58.1 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	69
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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