



## 26 Byron Avenue, Gloucester, GL2 5AF

Asking Price £100,000

Thomas & Thomas property are pleased to be offering this well presented one bedroom ground floor maisonette, located in Podsmead, Gloucester open to Investors only due to a tenant in situ.

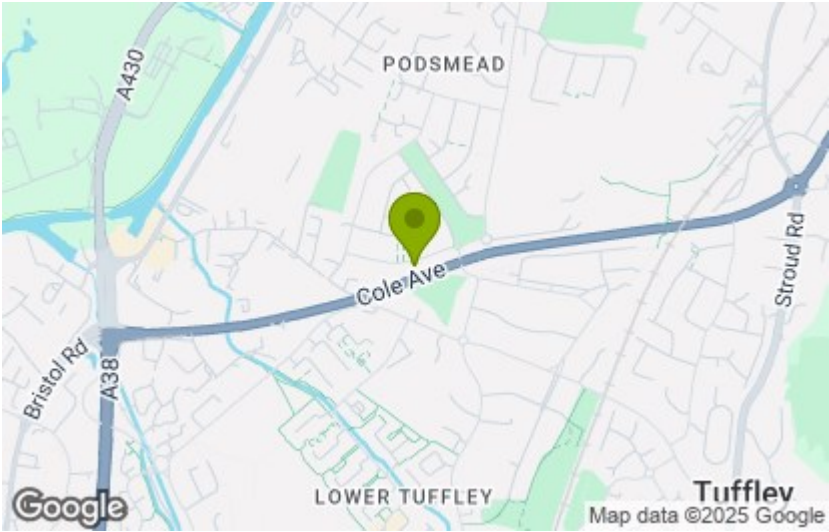
It has good access to Gloucester town centre, Gloucester Quays, local amenities and junction 12 of the M5. The maisonette briefly comprises of: spacious entrance hallway with good size storage cupboards, Kitchen with electric oven & hob, lounge, double bedroom with built in storage cupboards and bathroom with p-shaped bath & shower over.

The property is warmed via gas central heating, UPVC double glazed throughout and benefits from having allocated secure parking, communal garden with shed.

- Investors Only
- Ground Floor
- One Double Bedroom
- Allocated Parking
- Communal Garden
- Podsmead Location

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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	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.