



14 Nettleton Road, Gloucester, GL1 1QD

Asking Price £179,995

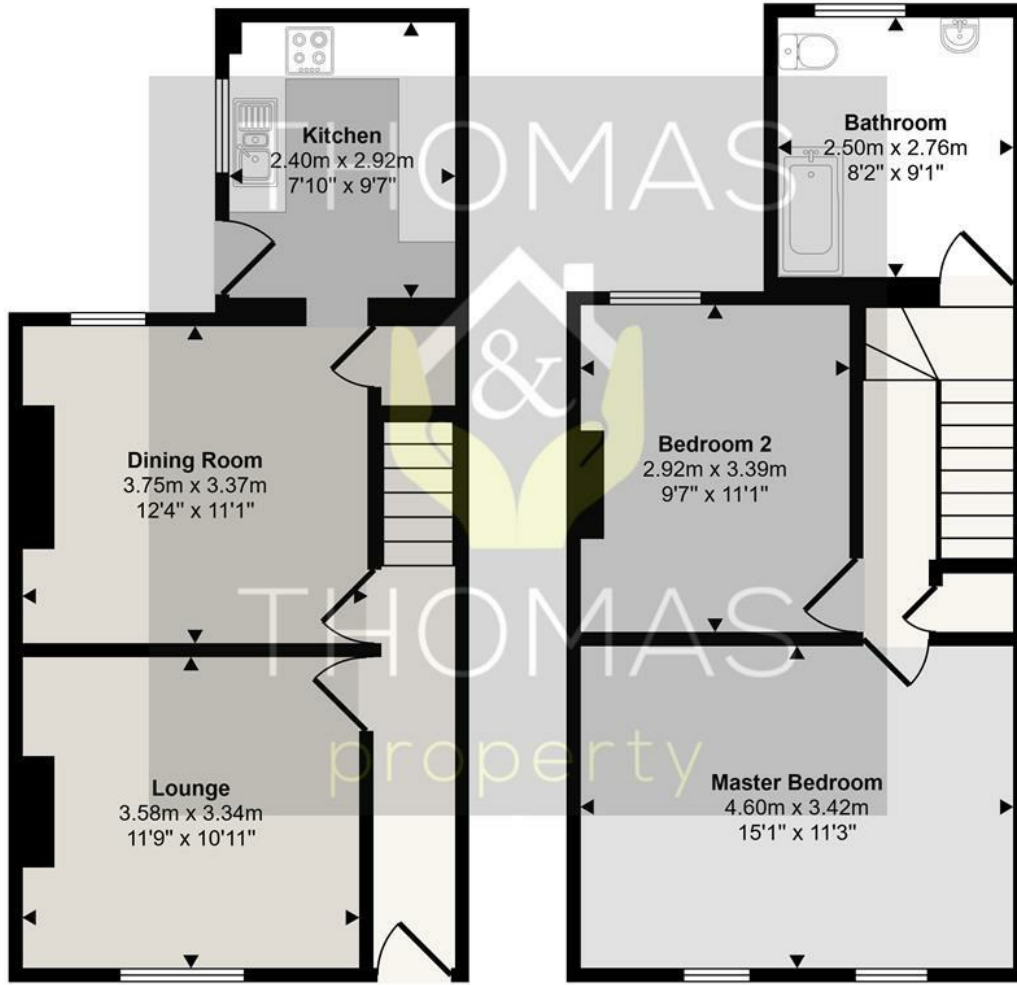
This two bedroom mid terraced property is offered to the market chain free, making it the ideal investment property or first home. Situated very centrally, close to local shops, bus routes and amenities. The property is warmed via gas central heating and has double glazing throughout.

Briefly comprising of: Entrance hall leading to the two reception rooms, storage under the stairs and good sized kitchen to the back of the house. Upstairs there are two double bedrooms and a generous sized bathroom with shower over bath.

Outside you will find a courtyard style garden with outside storage and permit parking to the front of the property.

- Chain Free
- Two Double Bedrooms
- Central Location
- Two Reception Rooms
- On Road Parking

Approx Gross Internal Area
79 sq m / 854 sq ft



Ground Floor
Approx 39 sq m / 424 sq ft

First Floor
Approx 40 sq m / 430 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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



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