



101 Pinemount Road, Gloucester, GL3 3EJ

Asking Price £170,000

A well-presented two-bedroom first floor maisonette, ideally situated in a quiet cul-de-sac in the popular area of Hucclecote. This attractive property offers a comfortable and low-maintenance lifestyle, making it an excellent choice for first-time buyers, downsizers, or investors alike.

The accommodation comprises a bright and spacious living room, a modern fitted kitchen, two well-proportioned bedrooms, and a neatly appointed bathroom. The property benefits from gas central heating and is offered in good decorative order throughout, allowing a buyer to move straight in with minimal effort.

Further advantages include a long lease with approximately 934 years remaining, providing added peace of mind. Positioned on the first floor, the maisonette enjoys a pleasant outlook and a sense of privacy, while still being conveniently located for local amenities, transport links, and schools.

Early viewing is highly recommended to fully appreciate what this charming home has to offer.

- Two bedroom maisonette
 - First floor
- Sought after locaiton
 - Well presented
 - Chain free
- Cul-De-Sac location

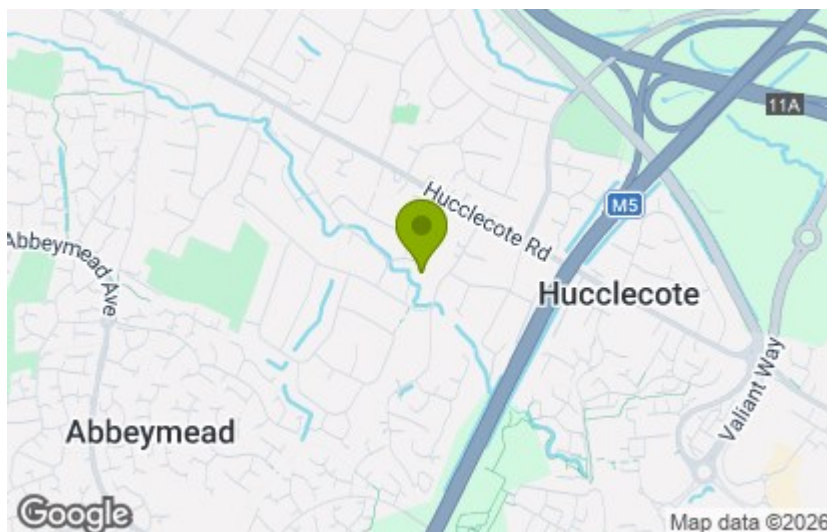
Ground Floor



Floor 1

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		70	76
	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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