



25 Pembroke Street, Gloucester, GL1 4EG

Offers Over £170,000

Two Bedroom Period Terraced Property – Gloucester City Centre – Tenant in Situ

Situated within Gloucester city centre, this charming two-bedroom period terraced property offers well-proportioned accommodation, combining character features with modern conveniences.

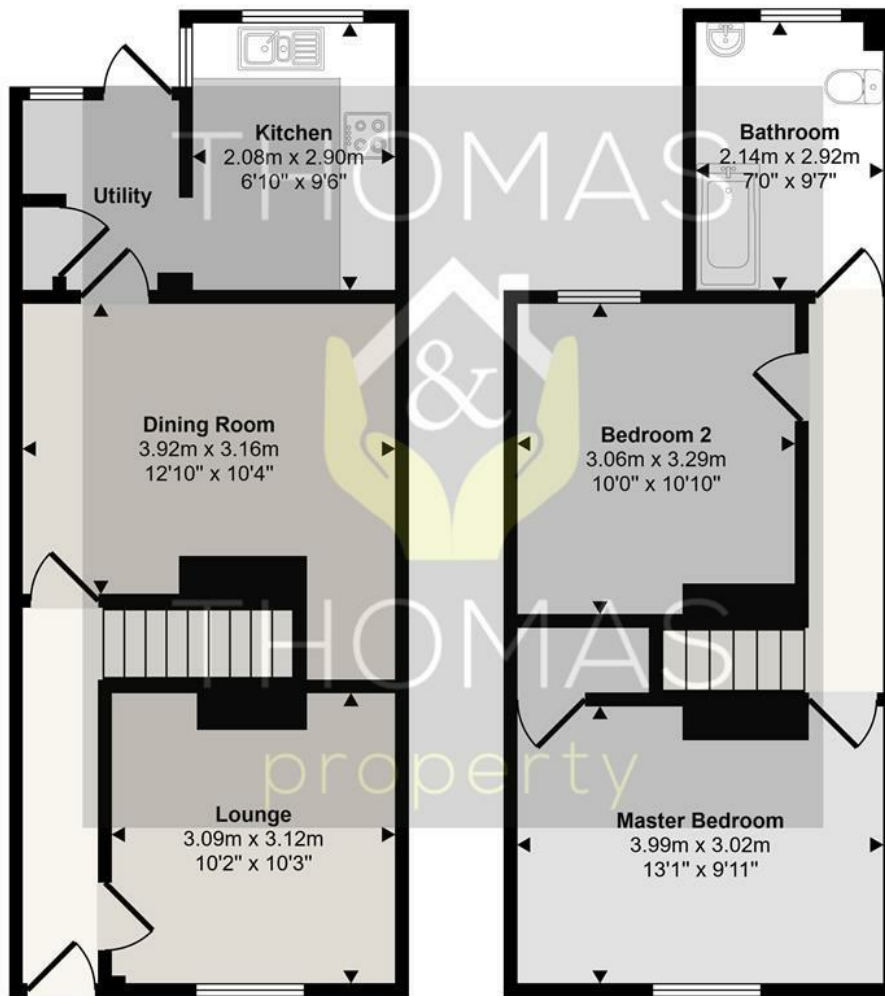
The property comprises two reception rooms, providing versatile living and dining space, alongside a modern fitted kitchen and a useful lobby area. To the first floor are two generous double bedrooms and a family bathroom.

Conveniently located close to the city centre's shops, amenities and transport links, the property is ideally suited to investors seeking a buy-to-let opportunity in a central location.

The property is currently tenanted and is available to purchase with the tenant in situ, offering an attractive opportunity for investors looking to acquire a property with an existing tenancy in place.

- Two bedrooms
- Period terraced property
 - Gas central heating
 - Good decorative order
 - Chain free
- Two reception rooms

Approx Gross Internal Area
76 sq m / 820 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		
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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