



34 Stratton Road

Barton, Gloucester, GL1 4HB

Offers in excess of £265,000



Murdock & Wasley Estate Agents are pleased to offer this impressive six-bedroom terraced home, recently refurbished and presenting an excellent investment opportunity. Offered with no onward chain, the property has significant rental potential and is well suited to investors.

Having recently undergone refurbishment, the property provides an excellent foundation for an investor looking to maximise rental income, with its six-bedroom configuration offering the potential for an attractive return.

With its recent refurbishment, six bedrooms and strong rental potential, this property represents an exciting opportunity for investors seeking a high-potential investment.



Entrance Hall

Accessed via upvc double glazed door, power points, wall mounted radiator, inset spotlights, stairs to first floor landing. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, roll top worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob with extractor hood over. Space for tall fridge freezer and washing machine, wall mounted radiator, side aspect upvc double glazed window, side aspect upvc double glazed door leading to garden. Door leads off:

Lounge

Power points, wall mounted radiator, side aspect upvc double glazed window, rear aspect upvc double glazed door leading to the garden.

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, step in cubicle with shower over, panelled bath with taps over, wall mounted heated towel rail, tiled flooring, inset ceiling spotlights, side aspect upvc double glazed window.

Bedroom One

Power points, wall mounted radiator, front aspect upvc double glazed window

Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bedroom Four

Power points, wall mounted radiator, rear aspect upvc double glazed window

Bedroom Five

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Wash Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with mixer taps over and storage below.

Studio

Studio Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, step in cubicle with shower over, wall mounted heated towel rail, tiled flooring, inset ceiling spotlights, side aspect upvc double glazed window.

Kitchenette

Range of base, wall and drawer mounted units, roll top worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with two ring induction hob over. Space for tall fridge freezer and washing machine, wall mounted radiator, rear aspect upvc double glazed window.

Outside

To the front of the property a small courtyard garden is enclosed by low level railing with a path leading to the front door.

To the rear of the property a patio leads down to a garden laid to lawn whilst enclosed by wooden fencing and brick walling.

Tenure

Freehold

Services

Mains water, gas, electricity & drainage.

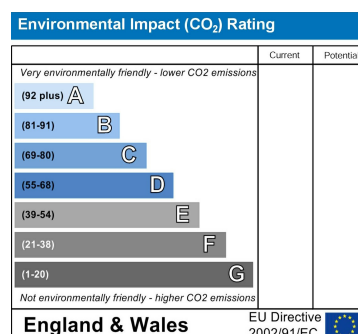
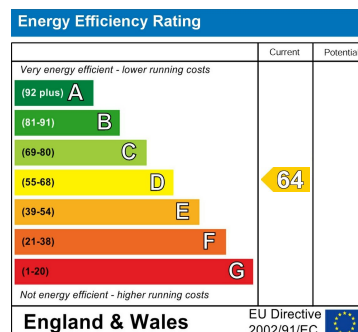
Local Authority

Gloucester City Council

Tax Band: C

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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