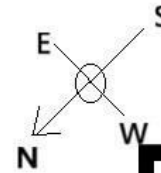
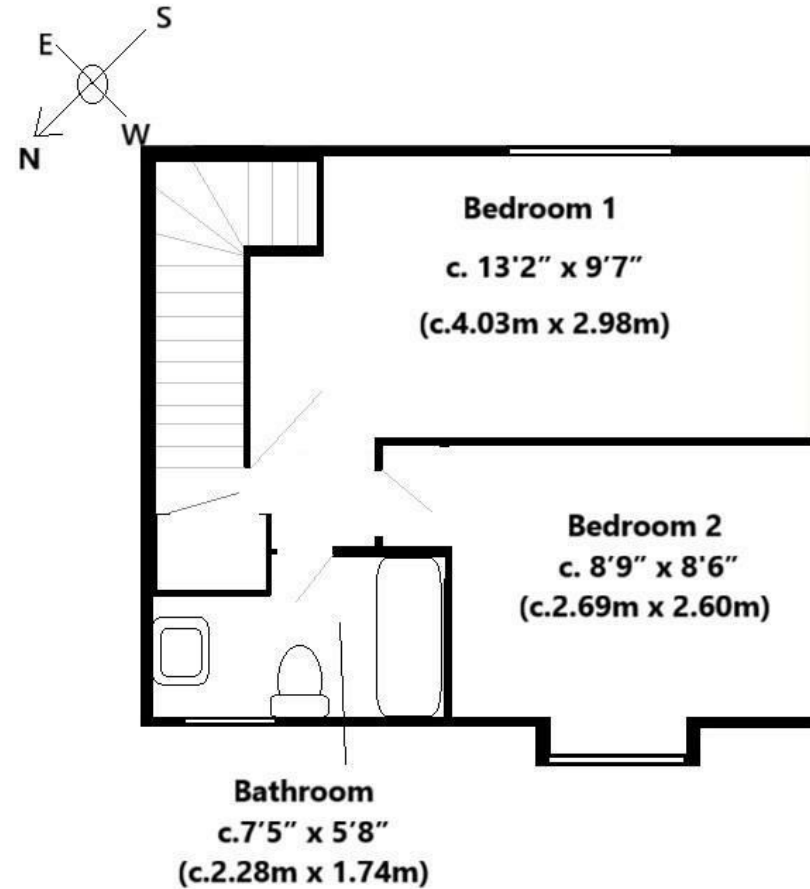
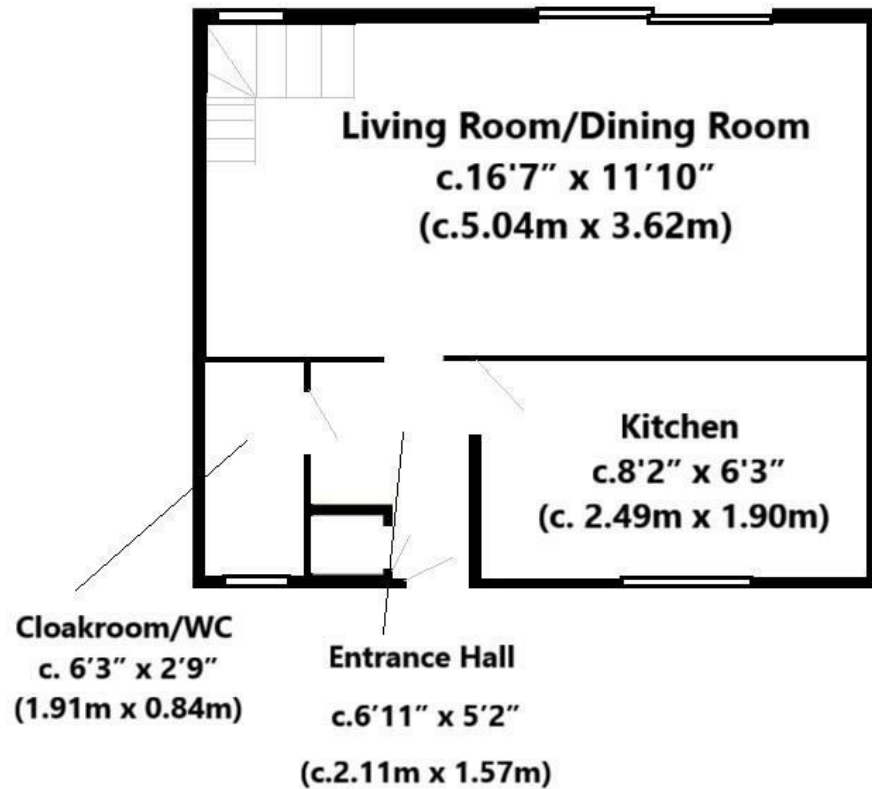


28 DISCOVERY ROAD, ABBEYMEAD, GLOUCESTER, GL4 5GY

PRICE £240,000

FREEHOLD GLOUCESTER CITY COUNCIL COUNCIL TAX BAND B

28 Discovery Road, Abbeymead, GL 4 5GY



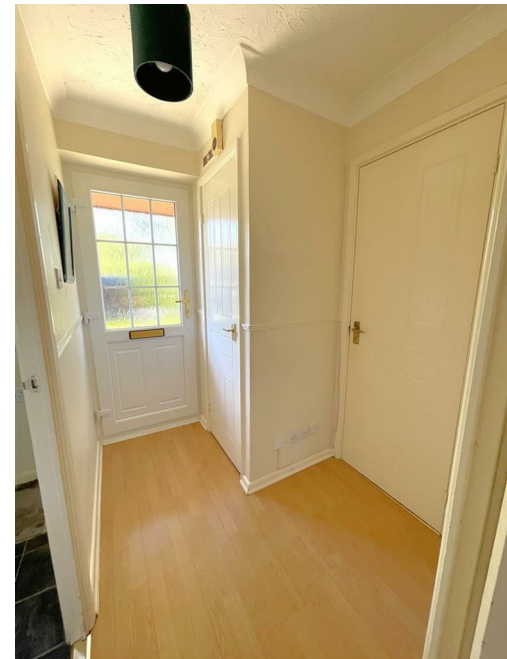
Floorplan for Guidance Only
Not to Scale



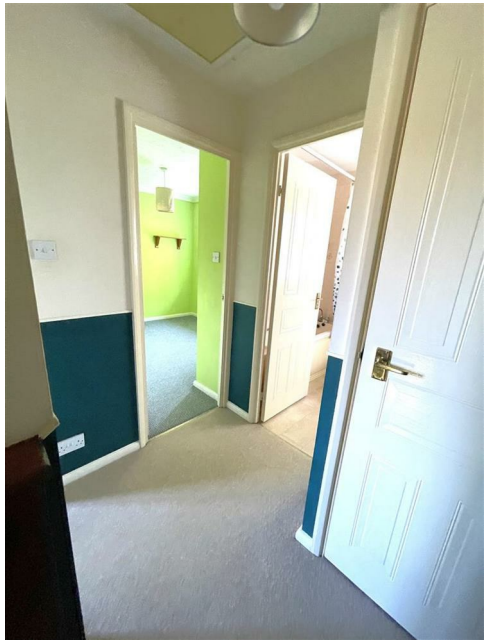
Found at the head of this cul-de-sac in popular Abbeymead is this good size end of terrace house. One of the few two bedroom houses on the development with a ground floor wc!.

Whilst there is some updating required this house offers entrance hall, cloakroom/wc, kitchen, living room/dining room, landing with storage cupboard, two double bedrooms and a bathroom. A feature of this property is the c.south-east facing rear garden which feels very private and is well esy=tablised (with rear pedestrian access). The property also has the benefit of gas central heating, double glazing and two allocated parking spaces.

OFFERED FOR SALE WITH NO CHAIN - Ideal first time or investment buy. Potential Rental Income of £1,100









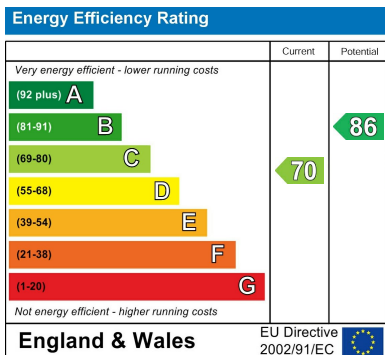
Local Authority		Council Tax	
Gloucestershire		Band:	B
		Annual Price:	£1,747
Conservation Area ⓘ		Flood Risk	
No		Very low	
Floor Area		Plot Size	
602 ft ² / 56 m ²		0.04 Acres (2 Plots)	
Mobile Coverage		Broadband	
EE	●	Basic	7 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✓		

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: Please be aware that we are required by law to comply with the Anti Money Laundering (AML) regulations set out by HMRC for all property transactions. Therefore it is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted.

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



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