

30-32 Park End Road, Gloucester, GL1 5AL

Asking Price £1,100,000

30 - 32 Park End Road is two semi detached properties adjoined together that consists of 9 self contained apartment's, and two bungalows which are currently all occupied under assured shorthold tenancy agreements.

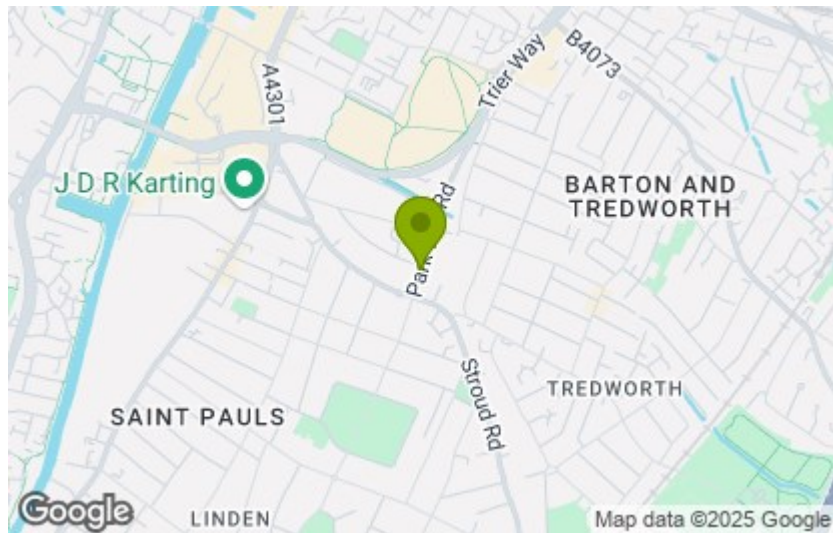
The building was converted back in 2012 by the current owner and has been tenanted ever since. Both properties are situated on a generous plot where to the rear are two single garages and access to its own private driveway leading to its carpark. Subject to to the relevant permissions from Gloucester Council, there could be further room for development with the garages, given the space on offer. Currently the basements remain un-converted, again potential here for further development.

For further information relating to the individual tenancies and rental yields, please contact our office on 01452 348208. Viewing by appointment only. Floorplan online with measurements and square footage of each apartment.

- Investment Opportunity
- 9 Self Contained Apartments
 - 2 Bungalows
 - Car Park
 - Two Single Garages
- Development Opportunity

| 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 | |



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