

2 Bed Semi-Detached In Hobbs Way, Gloucester, GL2 5SE

£130,000





## SHORT DESCRIPTION

Property Ref: 15927 We are pleased to present an exceptional Semi-detached located at Hobbs, Gloucester, GL2. This wonderful residence boasts 2 bedrooms, 2 bathrooms, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Rear Garden and Driveway parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. The property provides highly convenient, easy access onto the M5 motorway and to all amenities on offer within the City centre, whilst being enviably close to Gloucester Docks and the Quays Designer Outlet and Leisure Quarter, where a variety of restaurants and bars can be found along with a state-of-the-art cinema complex and a 24-hour gym. The property also benefits from a local Sainsbury's supermarket in close proximity, as well as easy access to the Gloucester & Sharpness canal. Property Type: Semi-detached Full selling price: £265306.12 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 49% Share price: £130000.00 Monthly rent based on 49% share: £350.29 Remaining lease (In Years): 246 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £733.68 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2

**Bed Room(s)**

2

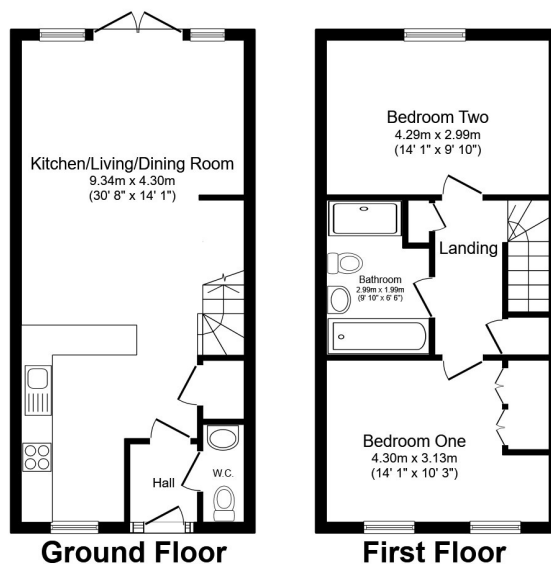
**Bath Room(s)**

1

**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 80.1 sq.m. (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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