



22 Lea Crescent, Gloucester, GL2 0DU

Asking Price £325,000

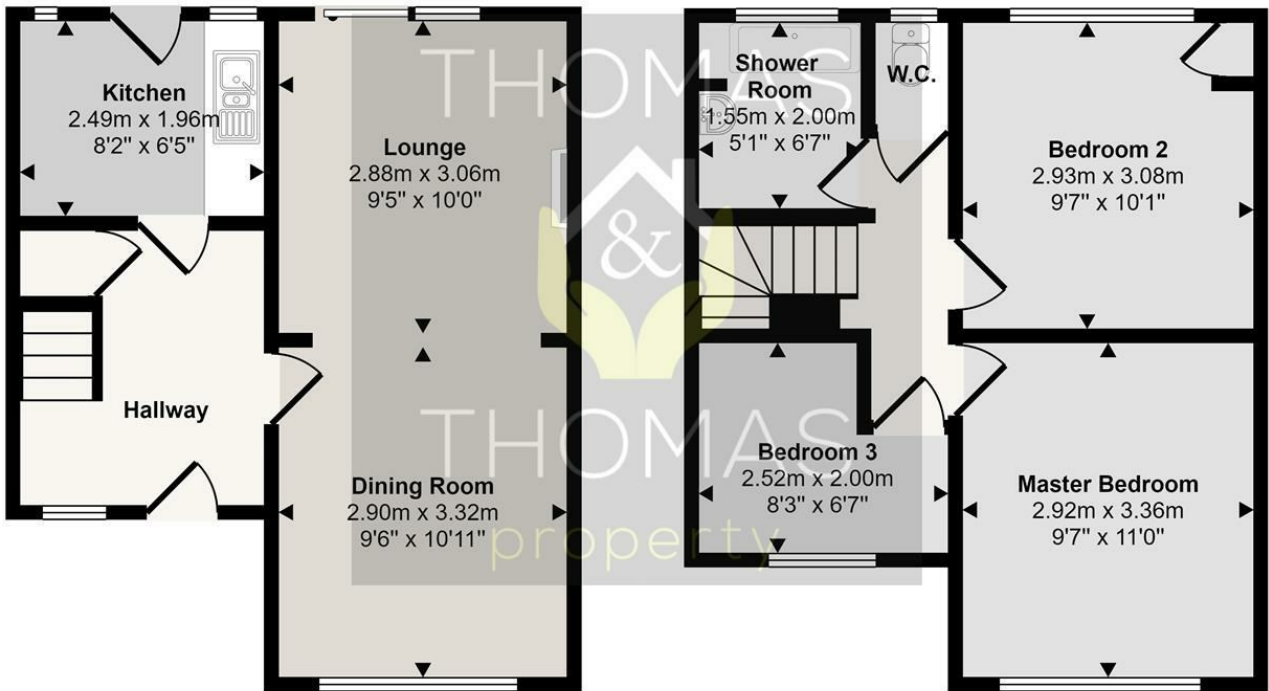
This home gives the opportunity to heavily extend, subject to planning, without losing the outside space. Offered to the market chain free, it really could make an impressive family home, once modernised throughout.

Comprising of: Entrance hall leading to the kitchen and back door. There are two reception rooms with patio doors again leading out to the garden. Upstairs there are three bedrooms, two of which are good size doubles, a shower room and separate toilet.

Please take a look at our virtual tour and call us to arrange your viewing today.

- Chain Free
- In Need of Renovation
- Fantastic Plot
- Three Bedrooms
- Two Reception Rooms
- Longlevens Location

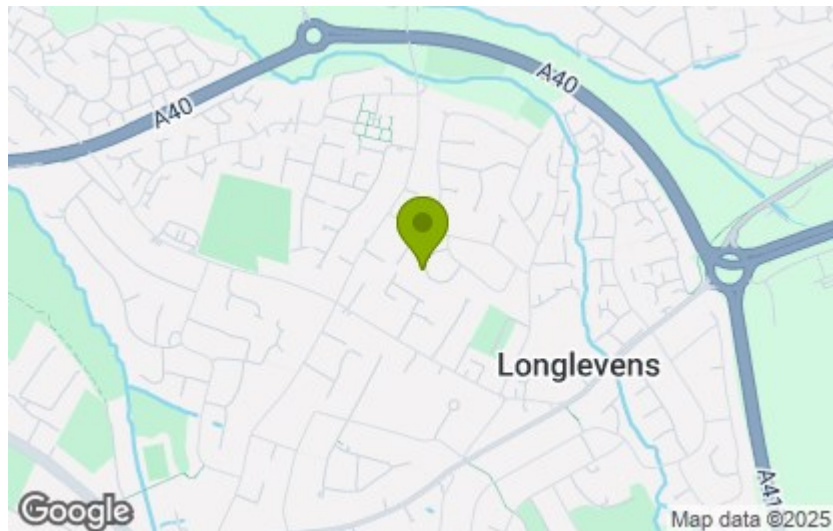
Approx Gross Internal Area
65 sq m / 700 sq ft



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	69	77
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.