



GLADSTONE ROAD, CHESTER

£230,000

- EXCITING RENOVATION OPPORTUNITY
- FIVE BEDROOM
- LARGE GARDEN
- SOLAR PANELS
- CLOSE TO CITY CENTRE
- ON STREET PARKING



GLADSTONE ROAD, CHESTER

5
BED

2
BATH

1
RECEPTION

An inviting opportunity for anyone searching for a rewarding project, this vacant five bedroom HMO has enormous potential. The property needs modernisation throughout, although the scale and underlying character already in place give it an excellent starting point for either a refreshed investment layout or a return to a substantial family home. It sits on one of Chester's most sought after roads, only a short and pleasant walk from the city centre, so the setting is both convenient and highly desirable.

Inside, the rooms are notably generous and benefit from high ceilings that create a bright and airy feel. The rear garden is particularly impressive, offering plenty of space along with existing outbuildings and solar panels. The outbuildings could be incorporated into the main accommodation, subject to the relevant permissions, which presents a clear opportunity to enlarge the ground floor and improve the overall footprint. On street parking is available and the layout as it stands provides a flexible arrangement that would suit investors, developers or those hoping to remodel a long term family home.

The entrance hall sets a welcoming tone and gives an immediate sense of the space on offer. To the front is a well proportioned bedroom with an

attractive bay window, and a second bedroom is also accessed from the hall. A communal lounge sits towards the rear and offers a comfortable living area. This leads through to the kitchen, which has direct access to the garden. Outside, there is a lean to, a good sized lawn and the aforementioned outbuildings, all of which help to highlight the potential offered by the plot. With some imagination, the ground floor could be reconfigured to create an even more practical layout for modern living.

Upstairs, the first floor provides three further bedrooms. One of these benefits from its own ensuite shower room, making it well suited for a tenant who would appreciate a degree of privacy. The remaining bedrooms are served by a spacious main bathroom that includes a shower, sink and toilet.

Overall, this property represents a rare chance to shape a well located and impressively sized home to your own tastes. It offers genuine scope, strong fundamentals and the opportunity to create something truly special in a highly regarded part of Chester.





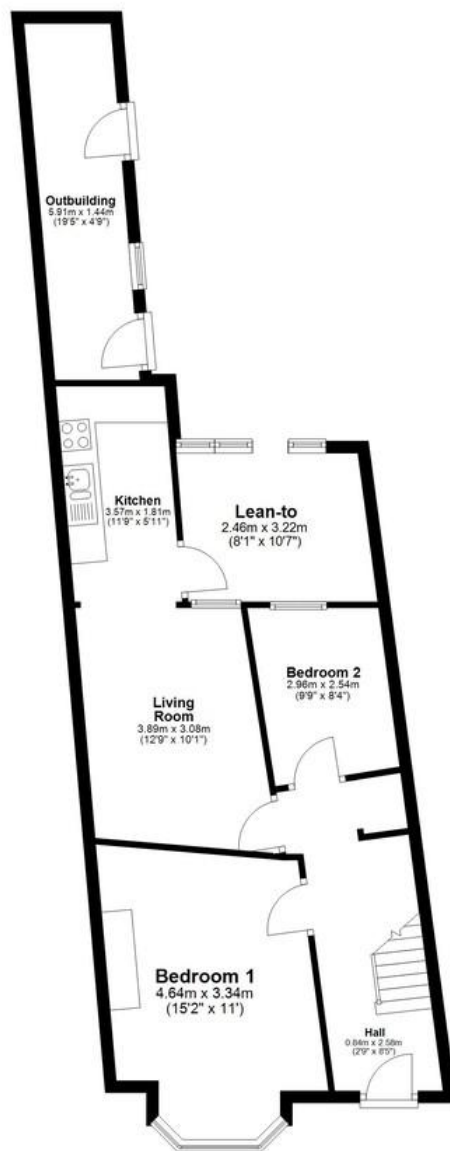
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Ground Floor



First Floor



TOTAL FLOOR AREA 1,187 sq ft / 110 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.
Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX
Band B

LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Pote
92+	A		96
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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