Murdock & Wasley
ESTATE AGENTS



# The Gate Lodge, 101, London Road

## Gloucester, GL1 3HN

**Offers in excess of £150,000**

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Murdock & Wasley Estate Agents are delighted to welcome to the open market this rare and exciting opportunity to acquire the historic Gate Lodge at Hillfield Gardens, an attractive Grade II Listed, two-bedroom property occupying a prominent position at the London Road entrance to one of Gloucester's historic parks.

Dating from around 1867 and built alongside Hillfield House, the Gate Lodge, together with the adjoining ashlar-pier entrance gates, once marked the boundary of this impressive Victorian estate and remains an important part of the area's architectural heritage.

Not for the faint-hearted, the property is now in need of complete modernisation and renovation throughout. However, for a buyer with vision, it presents an exceptional opportunity to restore a characterful historic building and create a truly unique home.

With its Grade II Listed status, fascinating history and distinctive setting at the entrance to Hillfield Gardens, this is a renovation opportunity quite unlike anything else on the market.







## Open Days:
Due to the condition of the property and the access arrangements in place, viewings will be conducted via a series of scheduled open days. Please contact our office for further information and to register your interest.

## Agents Note
We are advised that this property is Grade II listed.

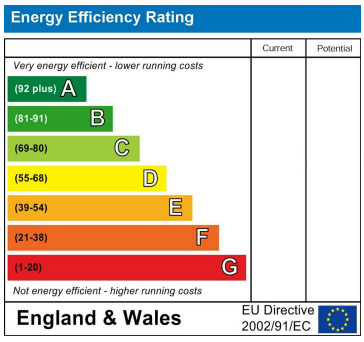
## Local Authority
Gloucester City Council
Council Tax Band: C

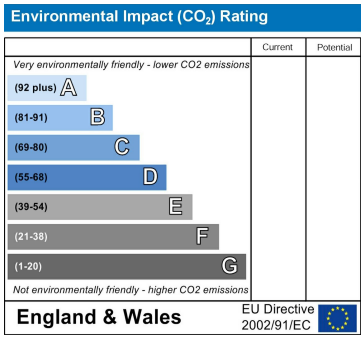
## Tenure
Freehold

## Services
Mains water, gas, electricity and drainage.

## Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.




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 firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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