



## 22 Lea Crescent, Gloucester, GL2 0DU

Asking Price £325,000

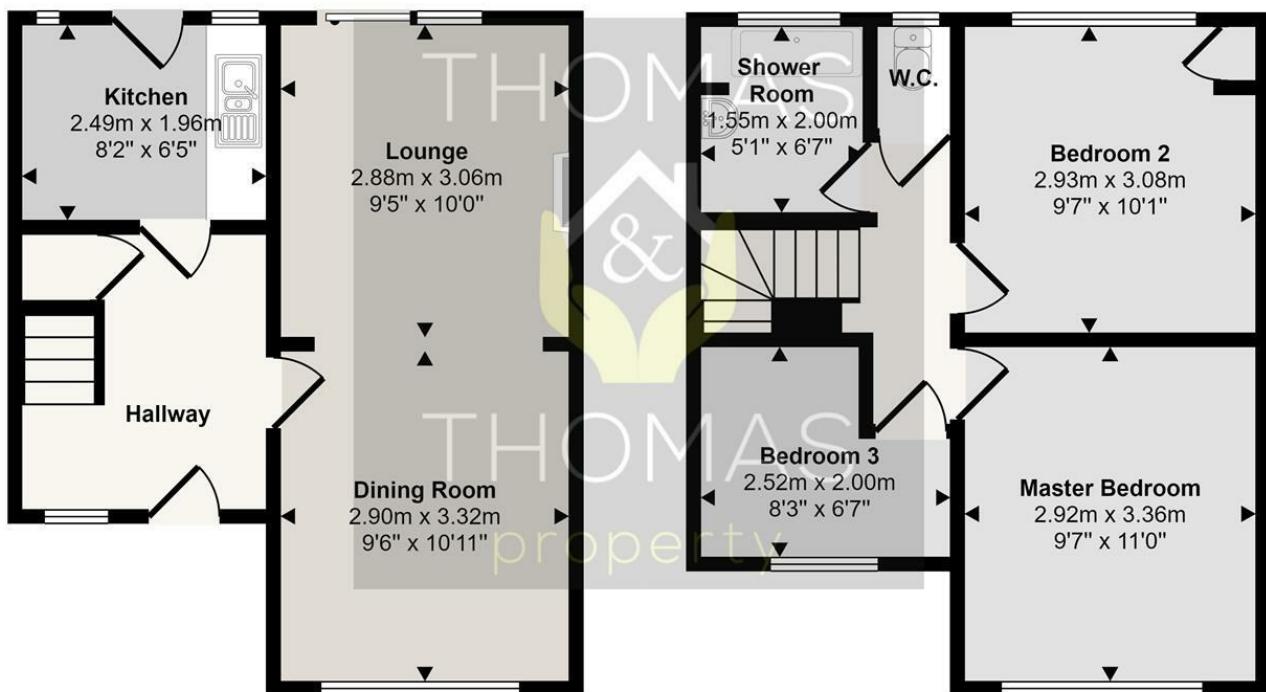
This home gives the opportunity to heavily extend, subject to planning, without losing the outside space. Offered to the market chain free, it really could make an impressive family home, once modernised throughout.

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



### Ground Floor

Approx 32 sq m / 341 sq ft

### First Floor

Approx 33 sq m / 359 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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