



## 3 Beds, Terraced, Freehold, £95,000

### Gelli Road, Gelli

Three Estate Agents Talbot Green are thrilled to present this spacious double-extended terraced property, situated in the heart of Gelli. With its generous proportions this property is perfect as a substantial family home or for conversion into multiple units (subject to the necessary planning)

### Features

- ▶ NO CHAIN
- ▶ INVESTMENT OPPORTUNITY
- ▶ EXTENDED
- ▶ THREE DOUBLE BEDROOMS
- ▶ CLOSE TO LOCAL AMENITIES
- ▶ TWO RECEPTIONS

Three Estate Agents Talbot Green are thrilled to present this spacious double-extended terraced property, situated in the heart of Gelli. With its generous proportions and versatile layout, this property is perfect as a substantial family home or for conversion into multiple units (subject to the necessary planning permissions).

As you step into the property, the hallway leads directly to a spacious lounge-diner featuring parquet flooring and a feature fireplace.

Beyond the lounge, a rear hallway provides access to the stairs leading to the first floor.

Further into the property, you'll find an additional reception room, with carpet to floor and a second feature fireplace.

Completing the ground floor is the spacious kitchen, fitted with ample storage units and room for a dining table.

Upstairs, the property continues to impress with three generously sized double bedrooms, all carpeted. A shower room and a separate WC add practicality and convenience to the first-floor layout.

This substantial property is brimming with potential and represents a fantastic opportunity to create a spacious family home or for an investor.

If you are interested then please call today to schedule your viewing appointment.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

