



54 Cecil Road, Gloucester, GL1 5HQ

Asking Price £230,000

This charming period terraced house is situated in the popular Linden area, offering a fantastic opportunity for both investors and owner-occupiers alike.

Offered to the market chain free, the property provides well-proportioned accommodation with plenty of character throughout, making it an ideal investment purchase with strong rental potential. At the same time, its layout and inviting feel lend themselves perfectly to family living, offering a comfortable and versatile home.

With scope to personalise and add value, this property represents an excellent chance to secure a period home in a well-established residential location.

Early viewing is highly recommended to appreciate the potential on offer.

- Three/Four bedrooms
 - Central location
 - Chain free
- Investment opportunity
 - Four way HMO

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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