



62 High Street, Gloucester, GL1 4SW

Asking Price £180,000

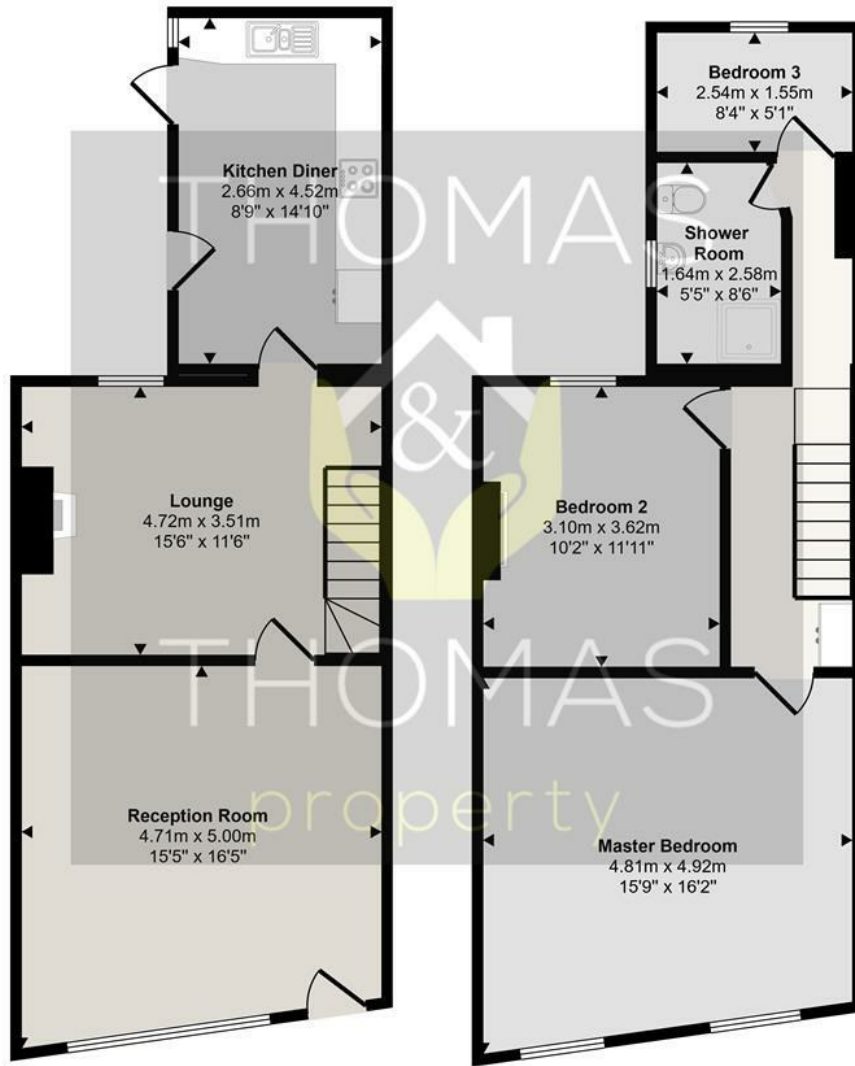
This charming freehold end-of-terrace Victorian property offers a unique blend of character and versatility, now presenting an exciting opportunity for refurbishment. Formerly a local grocery shop, the ground floor still reflects its historic past, providing generous and flexible living space with excellent potential to reconfigure or enhance to suit modern living.

Upstairs, the property features three well-proportioned bedrooms, ideal for families or those seeking additional home office space. Period features and good natural light run throughout, offering a solid foundation for improvement while retaining the home's original charm.

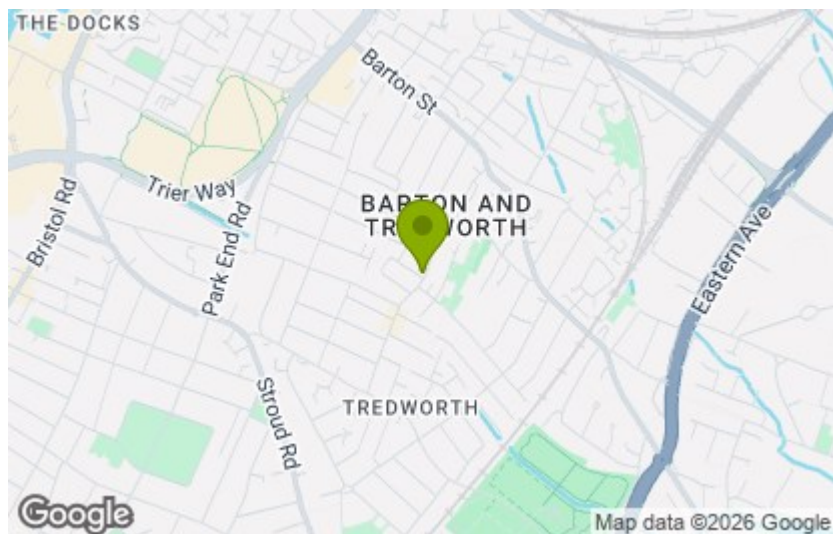
Externally, the property benefits from a private garden with convenient side access, perfect for outdoor entertaining or practical everyday use. Requiring modernisation, this distinctive home is ideal for buyers looking to add value and create a personalised living space, all while owning a unique piece of history.

- A Former Grocery Shop
  - Freehold Building
- Three Bedrooms Upstairs
  - Side Access
  - Chain Free
  - Enclosed Garden

Approx Gross Internal Area  
104 sq m / 1121 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	EU Directive 2002/91/EC	48	72

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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