



14 Kingsholm Road, Gloucester, GL1 3AU

Asking Price £285,000

This substantial three-bedroom period property is ideally located within close proximity to Gloucester Rugby Club, combining character, space, and convenience in a highly desirable setting.

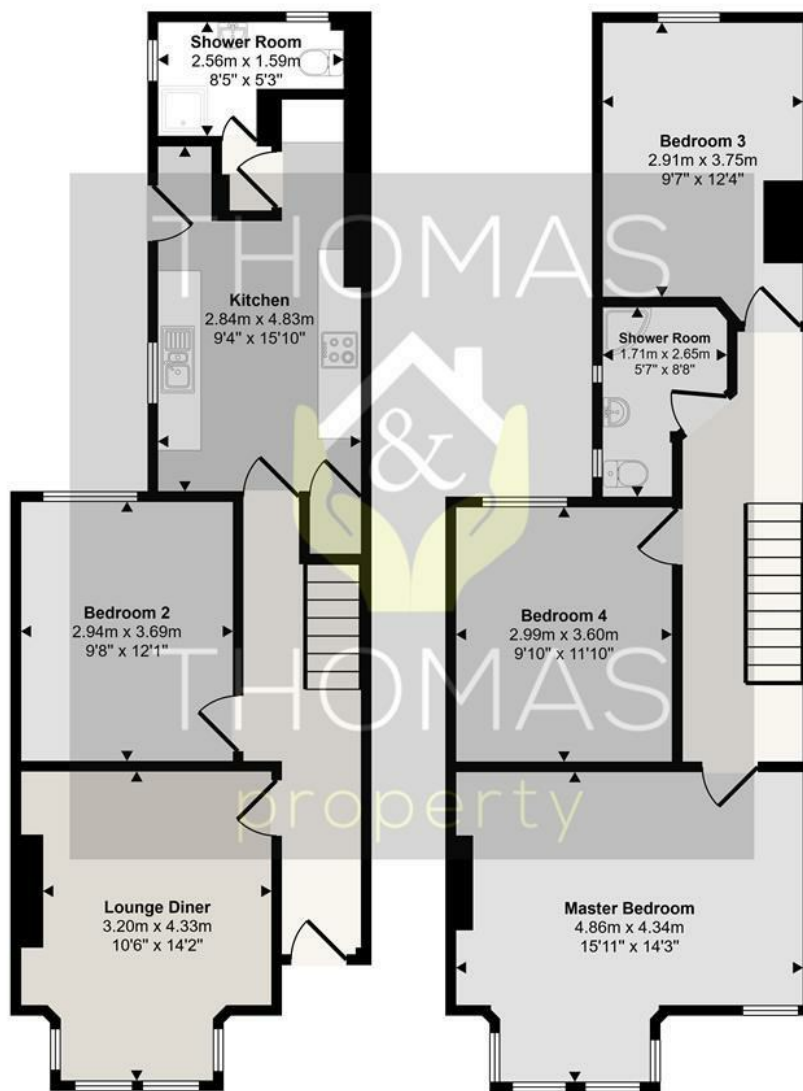
Offered to the market chain free, the property is currently arranged and occupied as a four-way HMO, generating a strong rental income and presenting a fantastic turnkey investment opportunity. The existing layout provides generous and flexible accommodation, including well-proportioned bedrooms, communal living space, and practical kitchen and bathroom facilities.

Importantly, while the property is currently used as an HMO, it would also make a superb family home. With its spacious rooms, period charm, and adaptable layout, there is excellent scope to reconfigure and create a comfortable and stylish residence tailored to modern family living.

- Four bedrooms
- Chain free
- Good rental returns
- Close to the city centre
- Two shower rooms
- Four way HMO

Whether you are an investor seeking immediate returns or a buyer looking for a characterful home with potential, this property offers a rare and versatile opportunity. Early viewing is highly recommended to fully appreciate all it has to offer.

Approx Gross Internal Area
110 sq m / 1185 sq ft



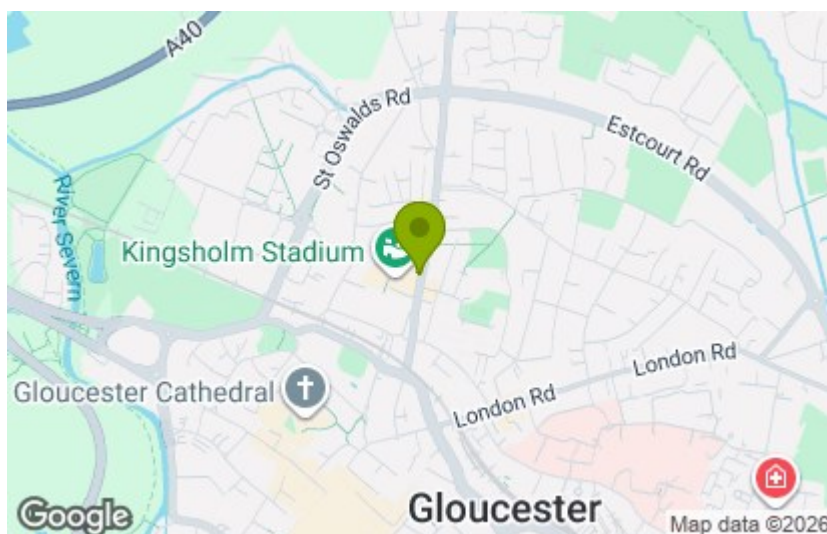
Ground Floor
Approx 54 sq m / 580 sq ft

First Floor
Approx 56 sq m / 604 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		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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