



22 Lea Crescent, Gloucester, GL2 0DU

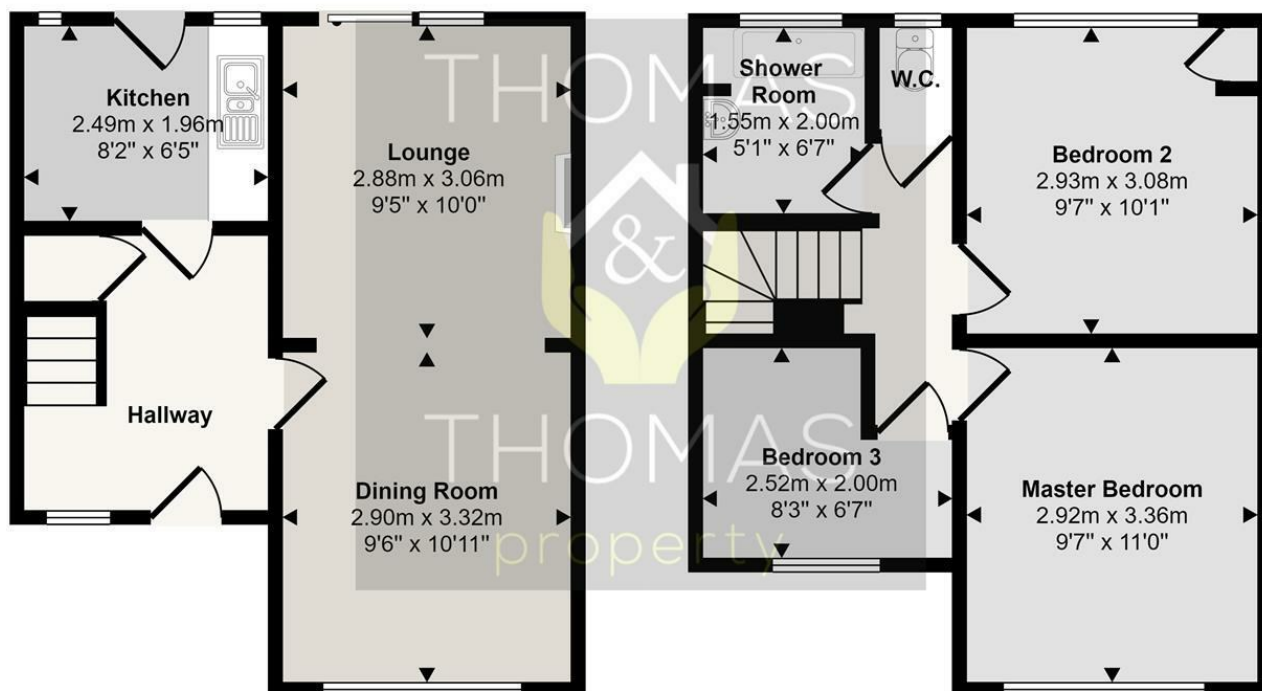
Asking Price £325,000

We are pleased to bring to the market this three bedroom property which is need of total renovation but has scope to extend.

Comprising of: Entrance hall leading to the kitchen and back door. 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.

- Chain Free
- In Need of Renovation
- Fantastic Plot
- Three Bedrooms
- Two Reception Rooms
- Longlevens Location

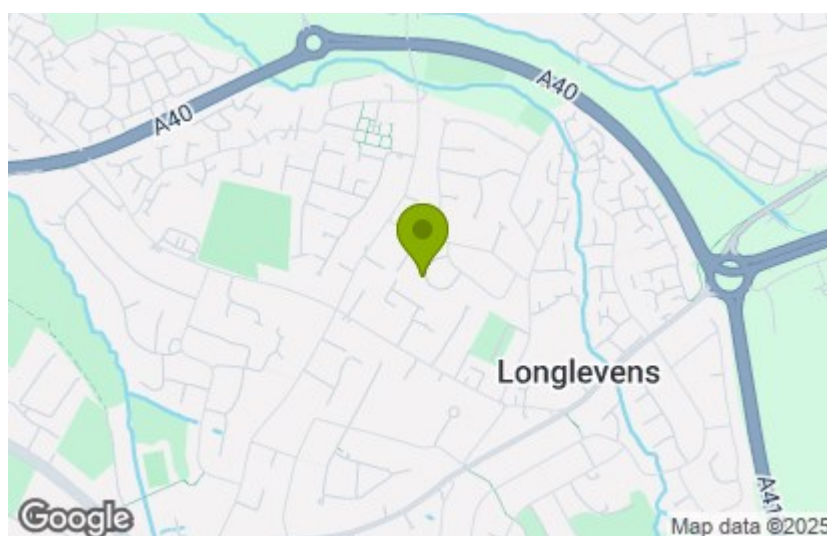
Approx Gross Internal Area
65 sq m / 700 sq ft



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	

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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