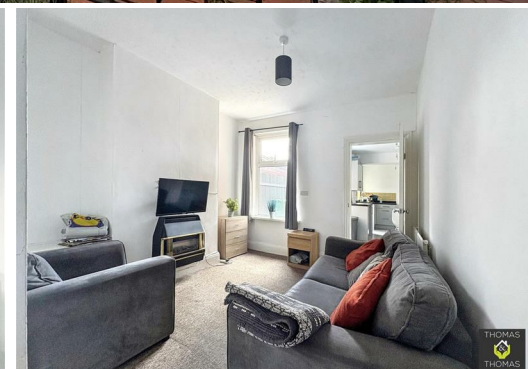
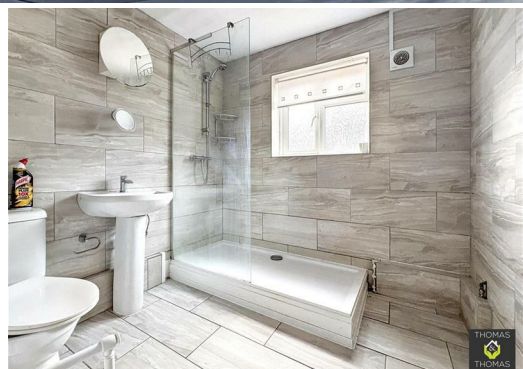




54 Cecil Road, Gloucester, GL1 5HQ

Offers Over £190,000

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

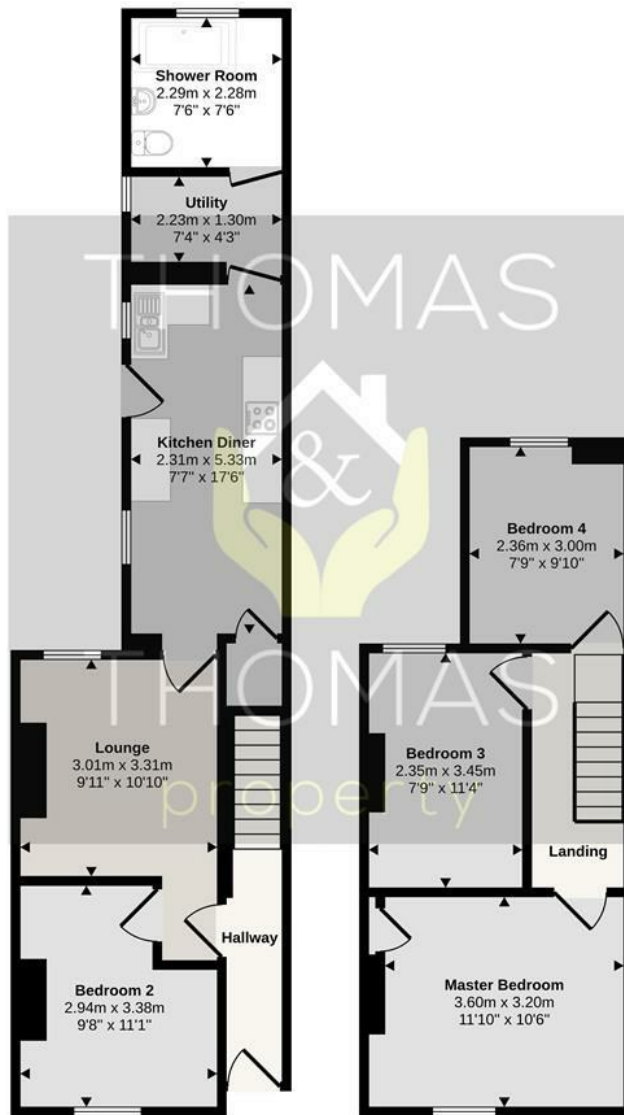
Offered to the market chain free, the property provides well-proportioned accommodation with plenty of character throughout, making it an ideal investment purchase with strong rental potential. At the same time, its layout and inviting feel lend themselves perfectly to family living, offering a comfortable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

Approx Gross Internal Area
83 sq m / 897 sq ft



Ground Floor
Approx 49 sq m / 527 sq ft

First Floor
Approx 34 sq m / 370 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		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		63
(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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.