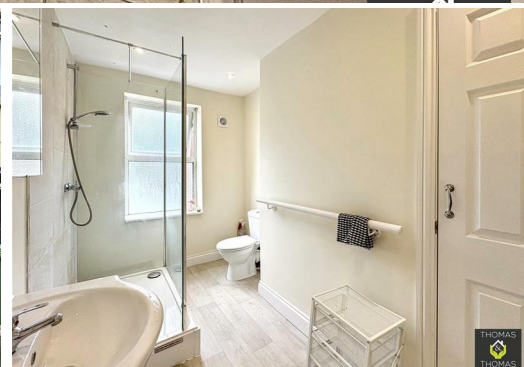
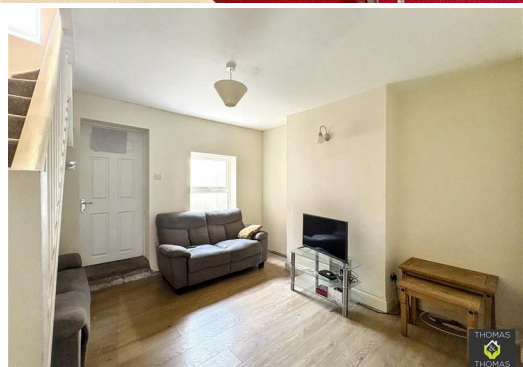




## 63 Alvin Street, Gloucester, GL1 3EH

Offers Over £220,000

This impressive three-storey period property is ideally located within walking distance of Gloucester city centre, the train station, and Gloucester Rugby Club, offering both convenience and strong appeal for a range of buyers.

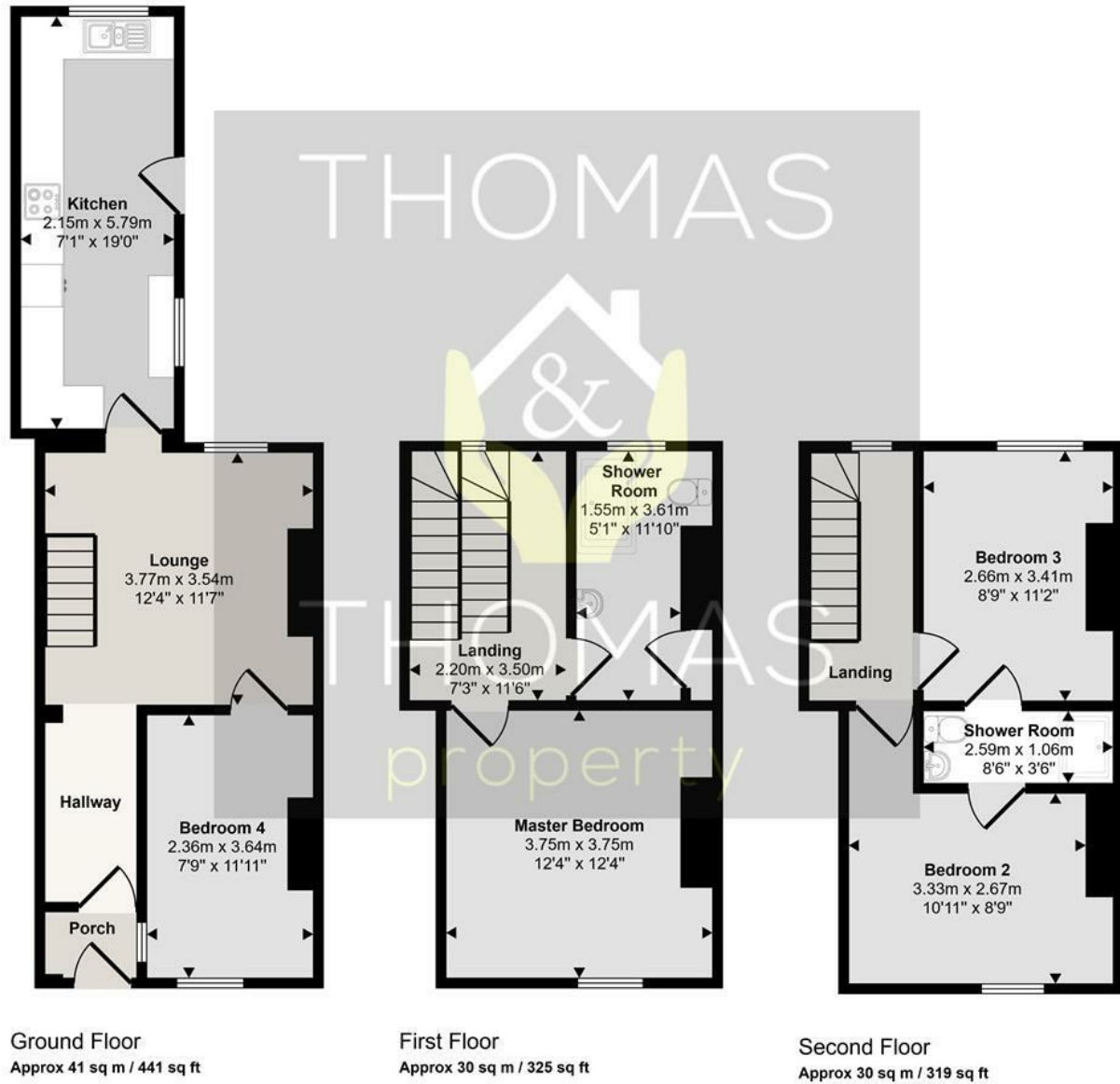
Offered to the market with no onward chain, the property provides an excellent investment opportunity with immediate rental income. The accommodation is set over three spacious floors, offering generous and flexible living space well suited to shared occupancy.

Equally, the property presents fantastic potential to be reconfigured into a substantial family home. With its period character, well-proportioned rooms, and versatile layout, it offers the perfect foundation for creating a comfortable and stylish residence.

Whether you are an investor looking for a ready-made addition to your portfolio or a buyer seeking a spacious home in a central location, this property represents a rare and adaptable opportunity.

- Three Storey
- Four Bedrooms
- Modern Kitchen
- Rear Garden
- Chain Free
- Central Location

Approx Gross Internal Area  
101 sq m / 1085 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) <b>A</b>                          |  |                            | 86        |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  | 68                         |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            | 68        |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

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

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