



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.

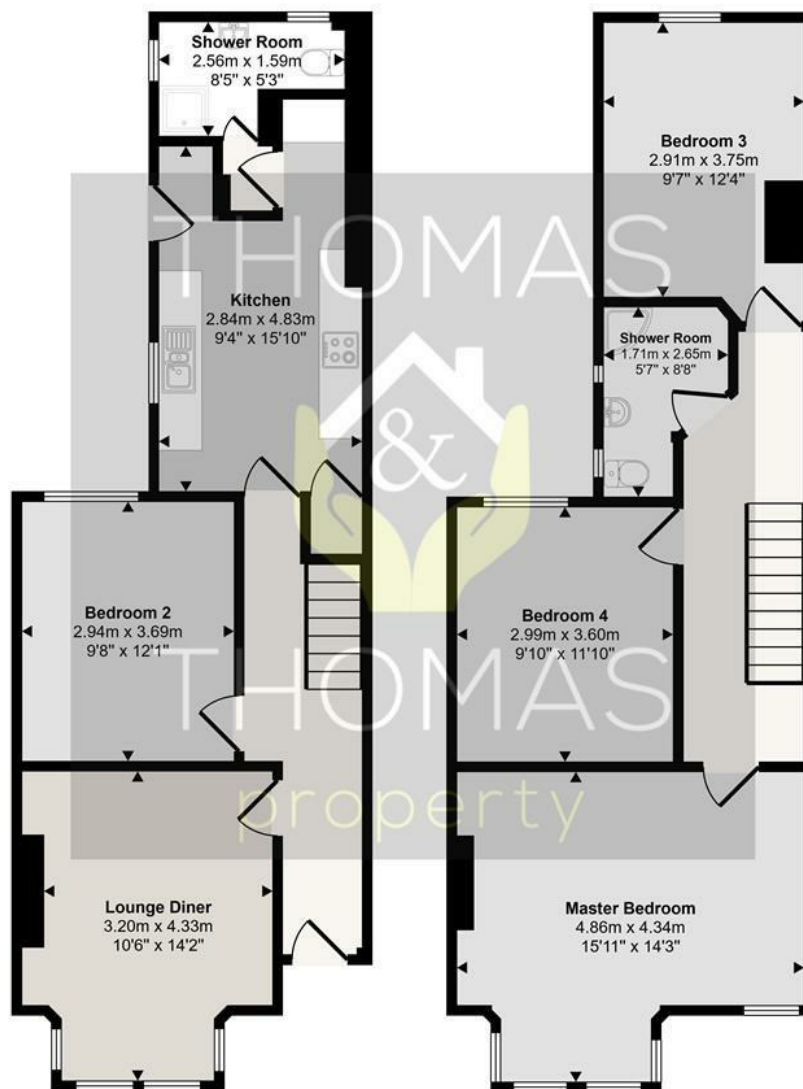
Offered to the market chain free, the property is currently arranged and occupied as a four-way HMO, generating a strong rental income and presenting a fantastic turnkey investment opportunity. The existing layout provides generous and flexible accommodation, including well-proportioned bedrooms, communal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

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.

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

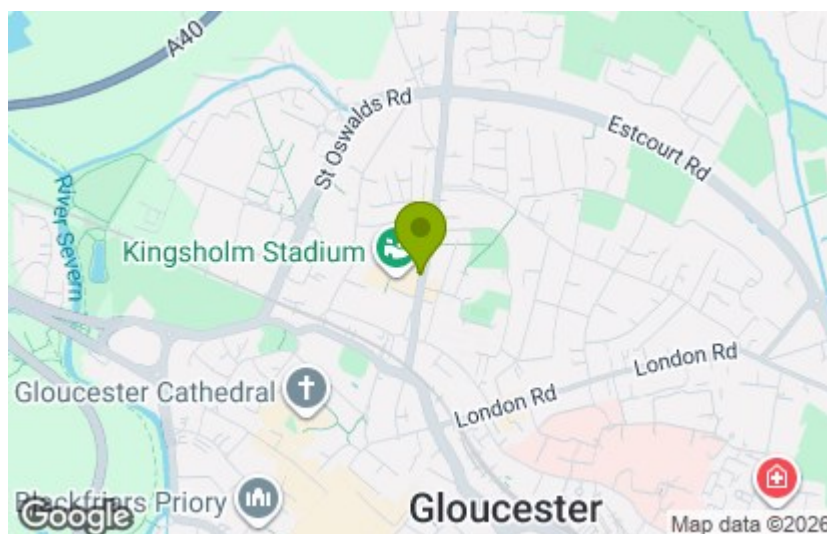
Approx Gross Internal Area
110 sq m / 1185 sq ft



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	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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