



100 Deans Way, Gloucester, GL1 2QD

Asking Price £260,000

This attractive three bedroom semi-detached period property is situated in the highly sought-after Kingsholm area, offering a prime investment opportunity just a short distance from Gloucester Rugby Club.

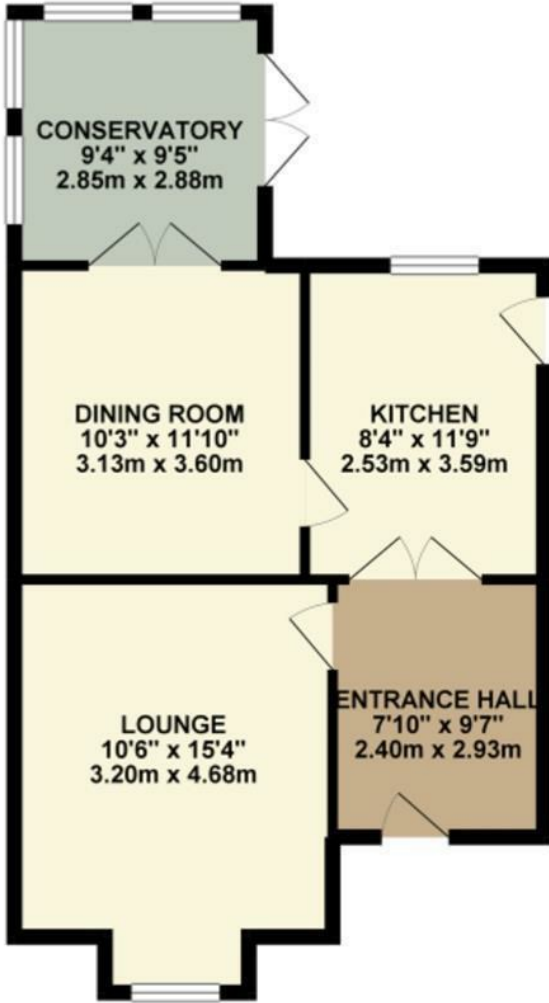
Offered to the market chain free, the property is currently arranged as a well-maintained four-way HMO, generating a solid rental income and making it an ideal purchase for investors seeking immediate returns. The accommodation is generous and versatile, with well-proportioned rooms and a layout suited to shared living.

Retaining a wealth of period features, the property also offers excellent potential to be reconfigured into a superb family home. Its spacious interior, combined with a generous rear garden, provides the perfect setting for family living, while driveway parking adds further convenience.

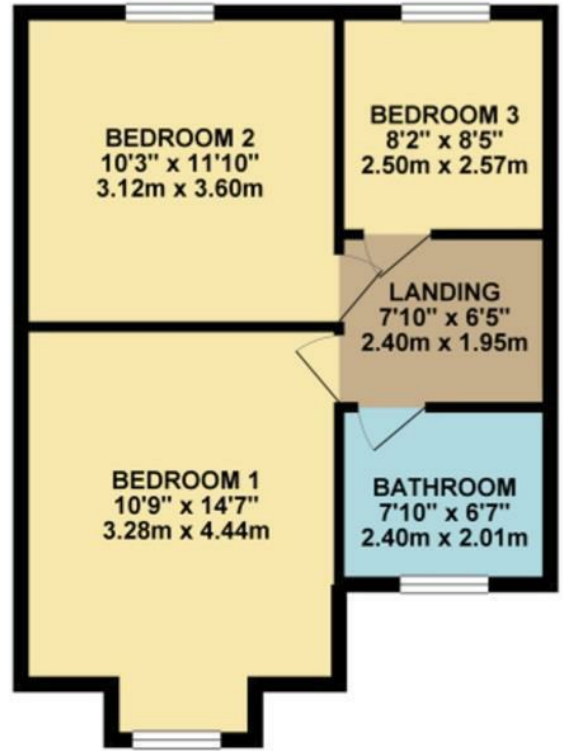
Whether you are looking to expand your investment portfolio or secure a characterful home with scope to personalise, this property represents a rare and flexible opportunity in a popular location.

- Three/Four Bedrooms
  - Conservatory
  - Generous Garden
    - Parking
    - Chain Free
  - HMO Opportunity

GROUND FLOOR 563.48 sq. ft.  
( 52.35 sq. m. )



1ST FLOOR 475.35 sq. ft.  
( 44.16 sq. m. )

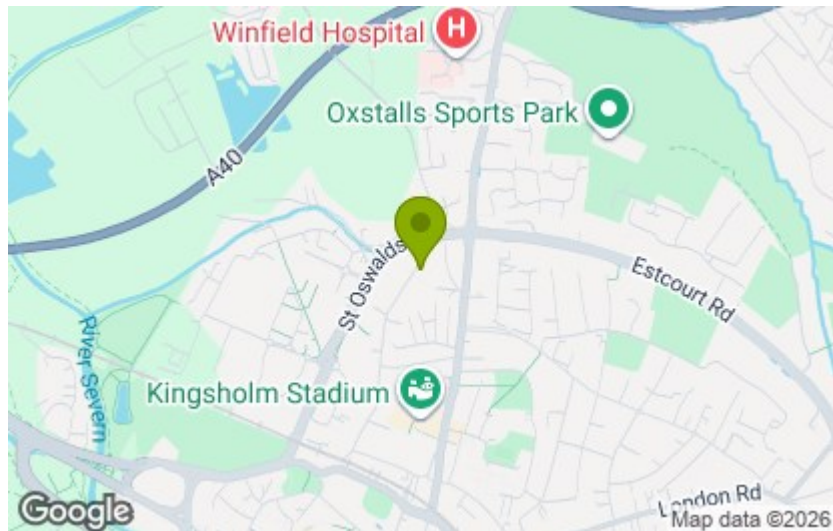


TOTAL FLOOR AREA: 1038.83 sq. ft. ( 96.51 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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 energy efficient - higher running costs	
<b>70</b>	<b>84</b>
England & Wales	EU Directive 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 2002/91/EC



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