



53 Granville Street, Gloucester, GL1 5HJ

Asking Price £240,000

Located in Granville Street, Linden, this delightful semi-detached Victorian property offers a perfect blend of period features and modern living. Spanning an impressive 897 square feet, the house boasts a well-presented interior that is sure to appeal to a variety of buyers.

Upon entering, you are welcomed into a spacious bay fronted lounge, which serves as the heart of the home with ample natural light through the large bay windows. The property features three generously sized bedrooms, providing plenty of room for family or guests. The well-appointed bathroom ensures convenience and comfort for all residents.

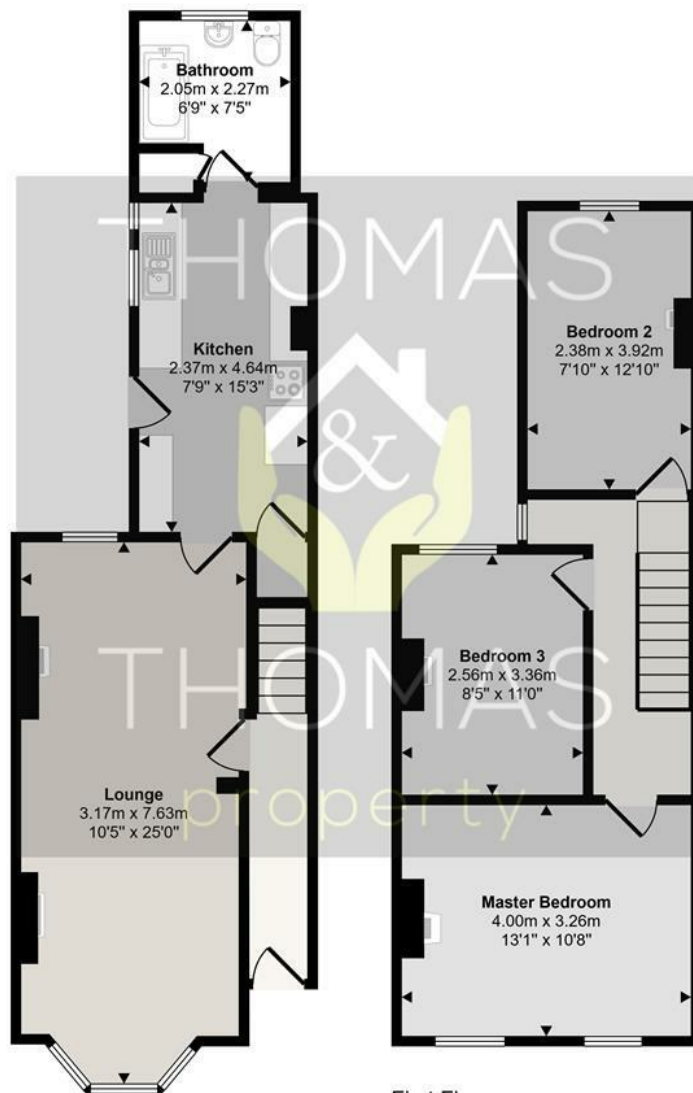
The semi-detached nature of the house offers a sense of privacy while still being part of a friendly community.

Granville Street is a sought-after location, known for its vibrant atmosphere and proximity to local amenities. This home is perfect for families, professionals, or anyone seeking a charming residence in a desirable area.

Currently this property is tenanted where the property can purchased with no onward chain and can also be purchased with the tenant in situ where rental income of £1150.00 pcm

- Three Bedrooms
- Semi Detached
- Period Property
- Well Presented
- Gas Central Heating
 - Chain Free

Approx Gross Internal Area
83 sq m / 897 sq ft



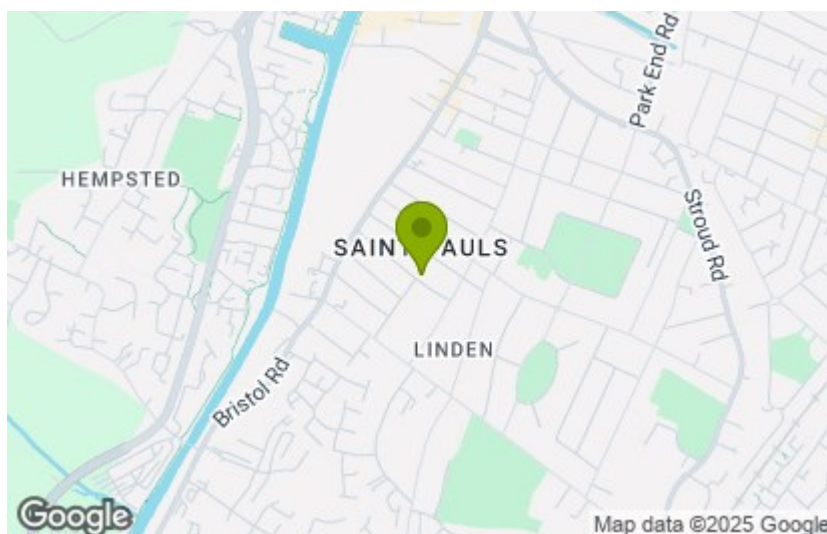
First Floor
Approx 39 sq m / 419 sq ft

Ground Floor
Approx 44 sq m / 478 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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