



**7 Victoria Road, Gloucester, GL2 9EG**

**Offers Over £240,000**

A well presented three bedroom family home located in Victoria Road, Longford, which has recently been renovated by the current owners and now offered to the market CHAIN FREE.

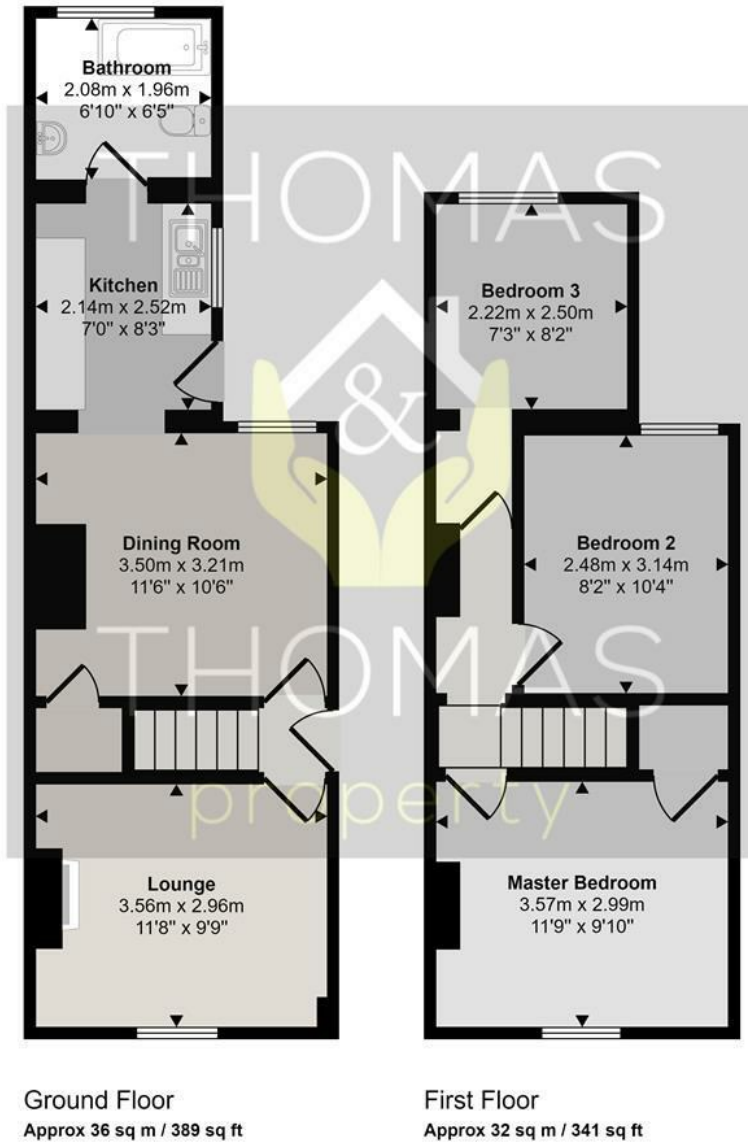
The property benefits from a new kitchen and bathroom, fully rewired, new boiler and radiators, damp proof course along with all cosmetic work carried out. The only job left for the new owners is flooring throughout.

Briefly comprising of: Entrance hall with separate lounge to the front of the house, dining room and newly fitted kitchen leading to the downstairs bathroom. Upstairs there are three good sized bedrooms, the main with built in cupboard and loft space.

Outside is a courtyard located behind secure double gates, garage with power and lighting and finally an enclosed garden.

- Chain Free
- Three Bedrooms
- Semi Detached
  - Garage
- Recently Renovated
- Longford Location

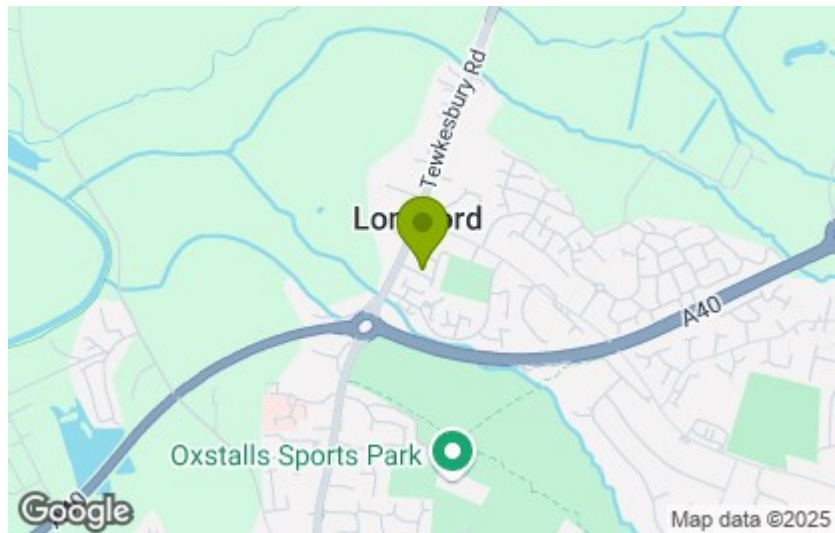
Approx Gross Internal Area  
68 sq m / 730 sq ft



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>			
(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>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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