

2 Swan Road, Kingsholm, Gloucester, GL1 3BJ

Sold @ Auction £140,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH FEBRUARY 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SOLD @ FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD END OF TERRACE HOUSE
- REQUIRES MODERNISATION
- FAMILY HOME | SCOPE HMO STC
- 8 WEEK EXTENDED COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold 3 BED END OF TERRACE HOUSE (825 Sq Ft) with GARDEN and now in need of MODERNISATION with scope for FAMILY HOME or HMO (stc)

2 Swan Road, Kingsholm, Gloucester, GL1 3BJ

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
*** SOLD @ FEBRUARY LIVE ONLINE AUCTION ***

PRICE DISCLOSED

ADDRESS | 2 Swan Road, Kingsholm, Gloucester GL1 3BJ

Lot Number 18

The Live Online Auction is on Wednesday 12th February 2025 @ 17:30
Registration Deadline is on Monday 10th February 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

A Freehold end of terrace 3 bedroom period property with accommodation (852 Sq Ft) arranged over two floors with enclosed rear garden and side access.
Sold with vacant possession.

Tenure - Freehold
Council Tax - Band A
EPC - F
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

HOUSE | MODERNISATION

The property now requires modernisation but has scope for a fine 2 / 3 bedroom family home in this sought after family location.
There is potential to convert the attic space.

HMO INVESTMENT

Scope for a 4 bedroom HMO with potential for £550 per room pcm | £26,400 pa

All above subject to gaining the necessary consents.

LOCATION

Kingsholm is located close to Gloucester City Centre and the historic docks, offering a vibrant mix of shops, cafes, and cultural attractions. The area is known for its period properties, leafy streets, and excellent transport links, making it popular with professionals, students and families.

SOLICITORS & COMPLETION

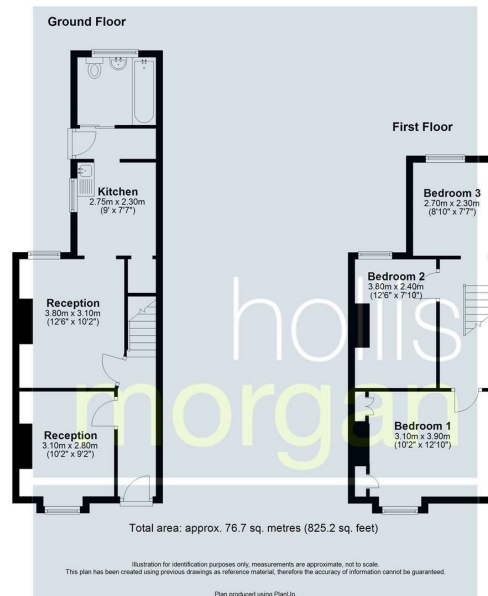
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EXTENDED COMPLETION

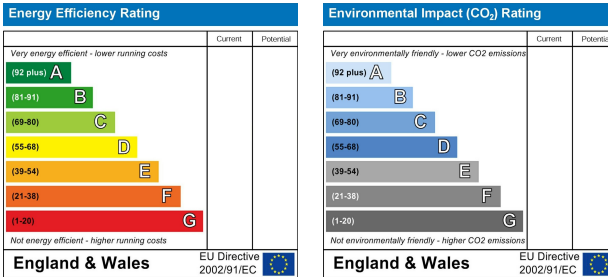
Completion is set for 8 weeks or earlier subject to mutual consent.

IMPORTANT AUCTION INFORMATION

Floor plan



EPC Chart



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Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.