



118 Tewkesbury Road, Gloucester, GL2 9BW

Asking Price £259,000

Nestled on Tewkesbury Road in the charming area of Longford, Gloucester, this delightful property is a unique opportunity for those seeking a property brimming with character and charm. Immaculately maintained, this residence showcases the perfect blend of traditional features and modern comforts, making it an ideal home for families or a lucrative investment opportunity.

The property has been thoughtfully designed, offering spacious living areas that are both inviting and functional. The property's character is evident in its exposed beams and rustic finishes, which create a warm and welcoming atmosphere. Each room is filled with natural light, enhancing the overall appeal of the home.

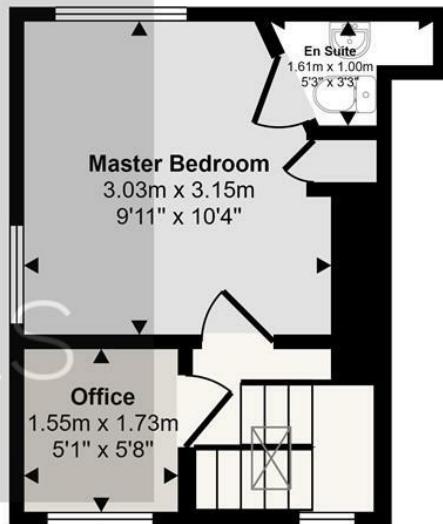
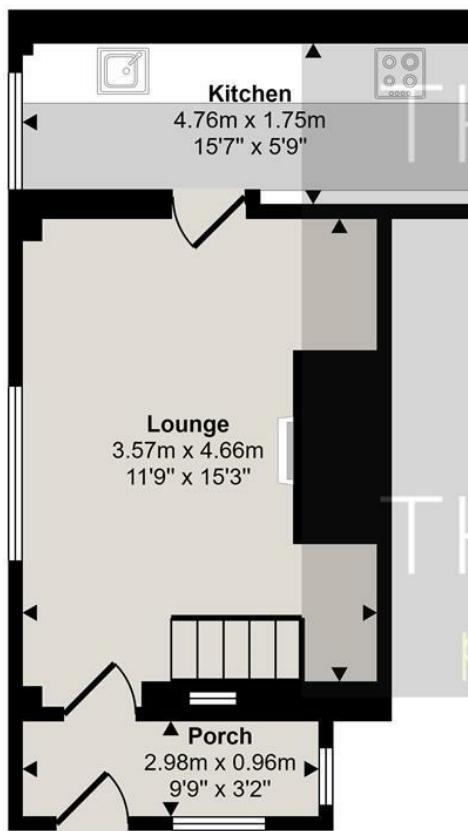
As a chain-free property, it allows for a smooth and hassle-free purchase process, making it an attractive option for buyers looking to move in without delay. Whether you envision it as a family home or a charming Air BnB, this property is versatile and ready to meet your needs.

With its prime location in Longford, residents will enjoy easy access to local amenities, schools, and transport links, ensuring convenience and connectivity. This is not just a home; it is a lifestyle choice that offers both comfort and potential.

The property has been appraised by a specialist holiday let company where an income of £22,000 has been projected. More details can be provided on request. As a chain-free property, it allows for a smooth and hassle-free purchase process, making it an attractive option for buyers looking to move in without delay. Whether you envision it as a family home or a charming Air BnB, this property is versatile and ready to meet your needs.

- One Bedroom
- Wealth Of Character
- Allocated Parking
- Great Investment Opportunity
- Chain Free
- End Of Terrace

Approx Gross Internal Area  
52 sq m / 556 sq ft



First Floor  
Approx 18 sq m / 194 sq ft

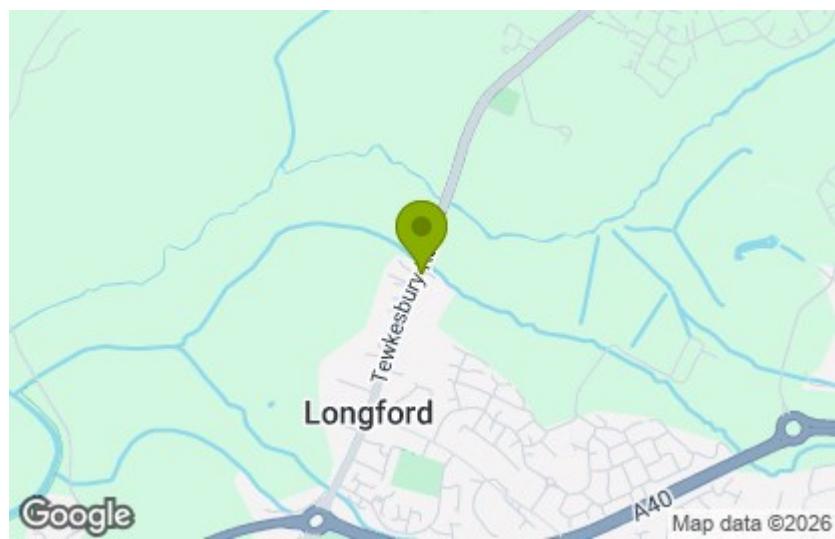
## Ground Floor

Approx 34 sq m / 361 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.