



SALES & LETTINGS



Lonsdale Road, Elmbridge, Gloucester
Gloucestershire GL2 0TA

Offers in the Region Of £300,000

- Hugely Popular Location
- Corner Plot with Sizeable Gardens
- Three Good Size Bedrooms
- Partially Converted Attic
- Ideal Family Home
- Scope to Extend
- Ample Off Road Parking
- Convenient Location Close to all Amenities and Schools

The property,

Situated on a generous corner plot, this three-bedroom semi-detached house offers an excellent opportunity for buyers looking for a property they can modernise and make their own.

With ample off-road parking, a good-sized plot and clear scope to extend, the property has plenty of potential to create a fantastic family home.

Internally, the accommodation provides well-proportioned living space, including a welcoming entrance hall, a spacious living room and a separate kitchen with walk in Pantry and dining room.

Upstairs are three bedrooms alongside the family shower room and separate Cloakroom. A partially converted attic space awaits the next owner, providing excellent potential to fully convert in to another double bedroom.

The property provides a solid foundation for a new owner to put their own stamp on the home. The corner position also provides excellent potential for further extension, subject to the necessary planning permissions and consents.

Outside, the property benefits from a generous plot with ample driveway parking, while the surrounding gardens provide useful outdoor space for families and further landscaping possibilities.

Located in a popular residential area of Gloucester, Lonsdale Road is conveniently placed for a range of local amenities, schools, transport links and everyday facilities.

An ideal purchase for a family looking for a home with space to grow, or for a buyer seeking a property with genuine potential to improve and add value.



Directions

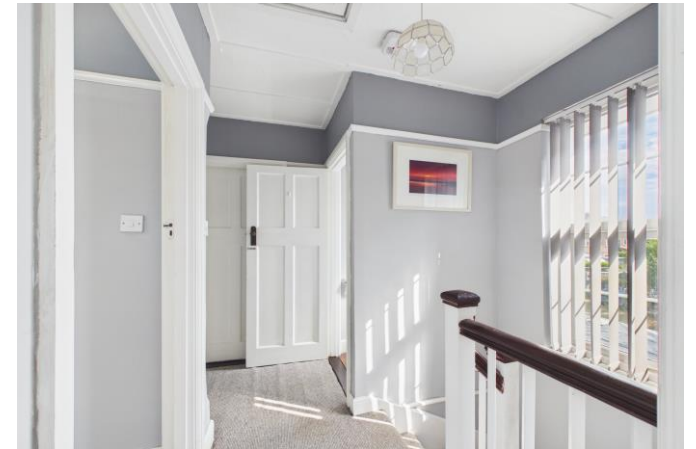
SATNAV postcode GL2 0TA

Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





Head Office
 TG Sales & Lettings
 6 Blacksmith Lane
 Churchdown
 Gloucestershire
 GL3 2EU
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66	73
39-54	E		
21-38	F		
1-20	G		

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.