



**CASH BUYERS ONLY**  
16 RICHMOND AVENUE, CONEY HILL, GLOUCESTER , GL4 4NN

readmaurice 

**A TWO BEDROOM TERRACED HOUSE UNTOUCHED FOR 30 YEARS REQUIRING FULL REFURBISHMENT AND MODERNISATION YET BENEFITTING FROM A NICE LOCATION AND SUNNY REAR 40' GARDEN.**

**OF INTEREST TO CASH BUYERS ONLY:**

A rare chance to acquire a two-bedroom mid terrace house which is near the City Centre. The property will require full refurbishment and will be of interest to investors, builders, and developers due to the extent of the work required to bring it up to date. On entering the property, the hall leads to a front reception room with a large picture window, rear dining room and small kitchen. On the first floor are two generous bedrooms and a bathroom.

**OUTSIDE:**

To the rear is a 42' west facing garden enclosed to all sides and a brick-built outhouse which has a former coal store and outside privy.

**OPEN HOUSE VIEWING**

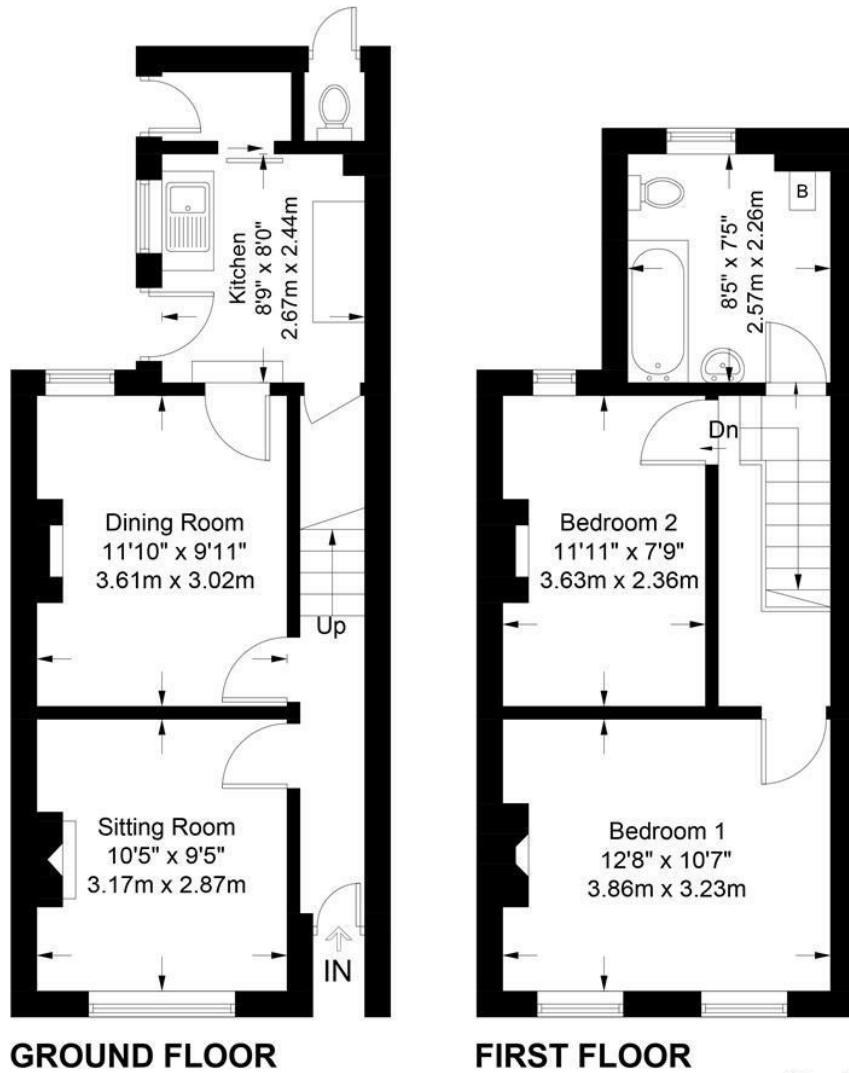
The property will be made available by the way an open house viewing which will take place on Saturday 8th February 2025 between 10.30 - 11.30 am. Please call our sales team to ensure you are registered to attend.

**AGENTS NOTE:**

The property has benefitted from extensive repairs to the roof and the installation of gas central heating. It will be shown by open house times only and the times are displayed on our website. The property will be sold via best and final offers with the closing date for bids 12 noon on 20th February 2025. Contracts must be exchanged within 21 days of the offer being accepted. No offer will be considered subject to survey. The property is sold as seen. To make an offer please register your bid by visiting [readmaurice.co.uk/offer](http://readmaurice.co.uk/offer)







Approximate Gross Internal Area = 725 sq ft / 67.4 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.  
Please check all details before making any decisions reliant upon them.  
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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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. PRN: 19245835 - Date of printing 27th January 2025



**Council Tax: A**  
**Area: 725.00 sq ft**  
**EPC: C**  
**Title number: GR62144**

**readmaurice** 

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