

**FOR SALE**



**Falkner Street, Tredworth, Gloucester**

**3 Bedrooms, 1 Bathroom, Flat**

**Asking Price Of £150,000**





## Falkner Street, Tredworth, Gloucester

3 Bedrooms, 1 Bathroom

Asking Price Of £150,000

- Spacious 3 Bedroom Flat
- Generous Lounge Area
- Shower Room & WC
- Kitchen
- Gas Central Heating
- Double Glazing

### DESCRIPTION

Large 3 bedroom flat over 2 floors - spacious with lounge, L-shaped kitchen, bedrooms shower room and additional WC on the first floor and stairs to the second floor with 2 double bedrooms in the roof space. The flat has gas central heating and recent EICR and is offered with no chain. EPC - TBC, CTax- A - chain free - share of the freehold - 999yr lease from 2007

### ENTRANCE

Enter via the front door in to the stairwell with stairs to both floors, window to the side

### INNER HALL

A useful space with modern boiler doors to each of the rooms and additional WC

### KITCHEN

L-shaped kitchen with range of eye and base units, window to the front

### BEDROOM

Large double bedroom with window to the side

### LOUNGE

Generous lounge area with windows to two sides

### SHOWER ROOM

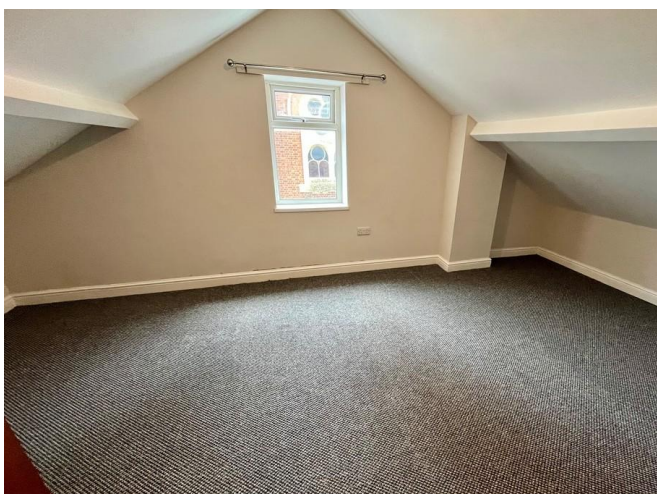
white suite, WC, wash basin, shower cubicle

### UPPER LANDING

eaves storage cupboard

### BEDROOM

double bedroom with restricted head height to the sides, window





#### BEDROOM

double bedroom with restricted head height to the sides, window

#### ADDTIOANL INFORMATION

The flat has a share of the freehold.  
No Management fees or service charges.  
Lease is 999 years from 2007.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

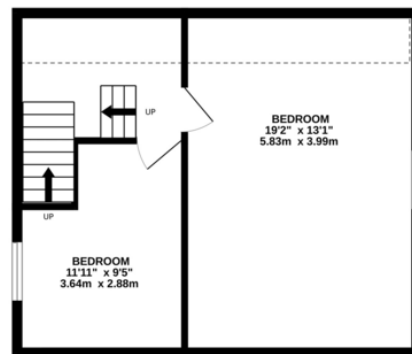
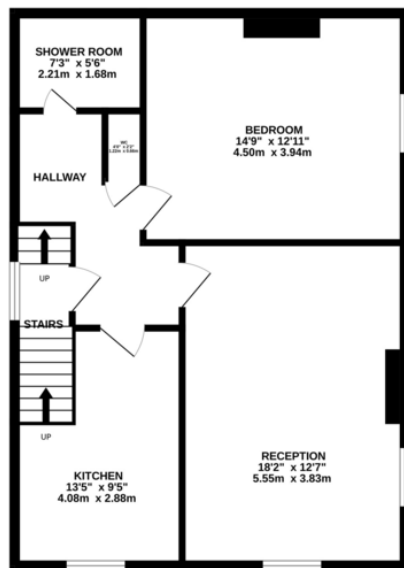




ENTRANCE  
20' 0" x 5' 0" (6.1m x 1.5m) approx.

FIRST FLOOR  
477' 0" x 103' 0" (145.1m x 31.3m) approx.

SECOND FLOOR  
443' 0" x 103' 0" (135.0m x 31.3m) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.