



59 Brook Street

Tredworth, Gloucester, GL1 4XD

Offers in excess of £155,000



A rare and exciting opportunity to develop, extend, and add significant value to this three-bedroom semi-detached home. The property boasts an 80ft rear garden and already has plans in place for extension, offering enormous potential for the right buyer.

Tucked away at the end of a no-through road, this home is perfect for cash buyers looking for a project. With a motivated vendor, early interest is expected—viewing is highly recommended.



Entrance Hallway

Approached via Upvc double glazed front door, stairs to first floor, doors to both reception rooms.

Reception Room

Double glazed windows to front, power points.

Reception Room

Double glazed windows to side, power points.

Landing

Doors to two bedrooms.

Bedroom

Double glazed windows to front.

Bedroom

Double glazed windows to rear, private door leading to attic room.

Attic Room

Windows to front.

Rear Garden

An 80ft garden, requires finishing. Access to garage, gated side access.

Garage

Up & over door.

Tenure

Freehold.

Services

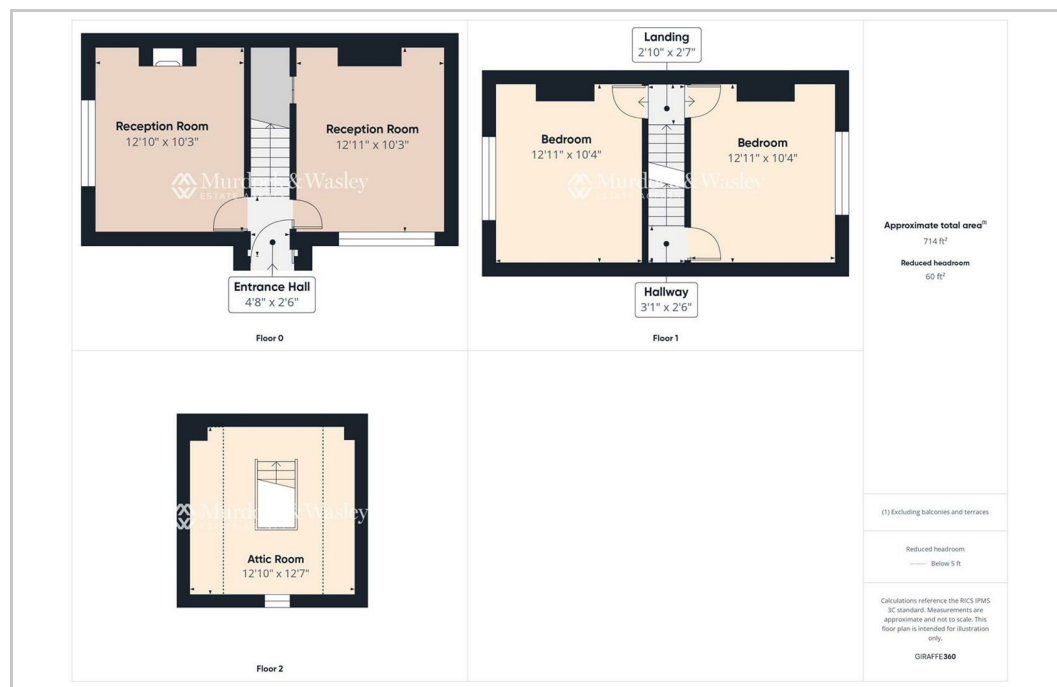
Mains water, electricity, gas & drainage.

Local Authority

Gloucester City Council- Band A

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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		
	35	79
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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