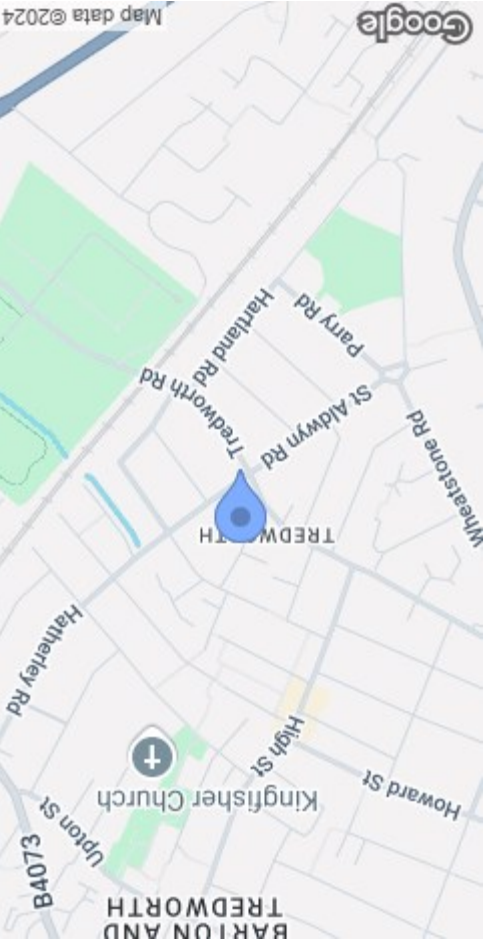




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 kWh/m ² (low energy) B: 81-91 C: 69-80 D: 55-68 E: 46-54 F: 35-45 G: 21-34	 A: 10-35 g/kWh B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and not guaranteed to be exact. Prospective purchasers should verify the accuracy of the floorplan and should not rely on the floorplan as a guide. The services, systems and appliances shown have not been tested and no guarantee is given that they are in working order. This plan is for illustrative purposes only and should not be used as a guide for any other purpose.



129 Tredworth Road
 Gloucester GL1 4QZ



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£200,000

A three bedroom semi detached property in need of updating and is offered with no onward chain.

The accommodation comprises lounge/diner, kitchen/breakfast room, rear lobby, cloakroom whilst to the first floor three double bedrooms and a bathroom.

Additional benefits include predominately upvc double glazed, gas fired central heating, offering great potential and a good size rear garden.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.



Upvc double glazed front door leads into:

ENTRANCE HALL

Original tiled flooring, radiator, stairs leading off.

LOUNGE/DINER

25'3" x 11'1" (7.7m x 3.4m)

Wall gas effect log fire (untested), radiators, upvc double glazed bay window to front aspect, upvc double glazed window to rear aspect, wooden part glazed door leads into:

KITCHEN/BREAKFAST ROOM

8'10" x 17'4" (2.7m x 5.3m)

Wood effect with a range of base, drawer and wall mounted units, roll edge worksurface, stainless steel sink and drainer unit with tiled splashbacks, radiator, original door giving access into an understairs store cupboard, Worcester gas fired central heating boiler (untested), upvc double glazed window to side aspect, part glazed upvc door to side aspect, door into:

LOBBY

3'11" x 3'11" (1.2m x 1.2m)

Radiator, wooden window to rear aspect, through to:

CLOAKROOM

Low level w.c., wall mounted wash hand basin, wooden opaque window to rear aspect.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, access into roof space, original storage cupboard.

BEDROOM 1

14'9" x 10'9" (4.5m x 3.3m)

Radiator, two upvc double glazed windows to front aspect.

BEDROOM 2

12'1" x 9'2" (3.7m x 2.8m)

Radiator, upvc double glazed window to rear aspect.

BEDROOM 3

9'10" x 8'10" (3m x 2.7m)

Ornate cast iron fireplace, radiator, upvc double glazed window to rear aspect.

BATHROOM

White suite comprising low level w.c., pedestal wash hand basin, panelled bath, tiled splashbacks, upvc double glazed opaque window to side aspect.

OUTSIDE

To the front an iron gate gives access to a tiled pathway which in turn leads to the front door. There is also a paved area and a timber gate gives access to the side of the property leading to the rear garden which is mainly laid to lawn with a pathway leading to the end and is partly enclosed by timber panel fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Finlay Road roundabout take the first left into Tredworth Road and proceed along here where the property can be found on the right hand side just before the traffic lights with a For Sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.