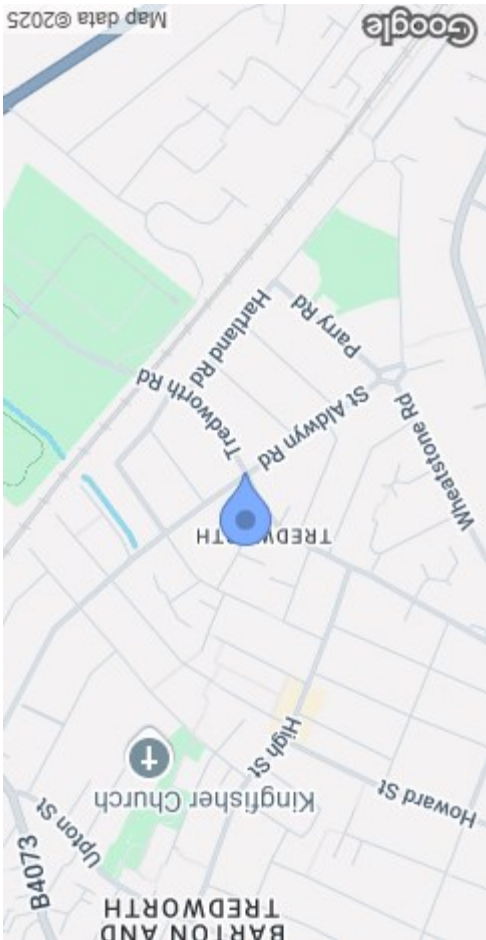


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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£199,950

Chain free semi detached bay fronted freehold property that is currently divided into two one bedroom apartments which would benefit from some improvement works to reach their full potential.

Accommodation comprises (A) hallway with an ornate tiled floor, landing, lounge with a former open fireplace, fitted kitchen with built in appliances, bedroom with a former open fireplace, shower room. (B) side entrance hall, fitted kitchen with built in appliances, lounge with a former open fireplace, bedroom with a bay window and the bathroom with a white suite.

Outside you have a small enclosed rear garden with a wooden built shed.

Gloucester City Centre has brand name stores, large retail outlets, fashion shops and the indoor Eastgate shopping precinct. There is also a variety of shops, restaurants, wine bars and public houses to suit all tastes. Sporting facilities include a Leisure Centre, Local Football and Rugby Clubs and a Country Club with its own golf course and ski centre.

Gloucester Quays Designer Outlet is new to Gloucester and can be located close to the Historic Docks, here you will find Food, Drink, Cinema, National Waterways Museum, Antiques Centre and a Hotel.



128B TREDWORTH ROAD

The property is accessed via partially glazed side entrance leading into the:

HALLWAY

Built-in storage cupboard. Door to:

KITCHEN

10'05 x 8'09 max (3.18m x 2.67m max)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit, built- in electric oven, hob and extractor hood, wall mounted gas fired combination boiler, plumbing for automatic washing machine, side aspect Georgian style sash window, under stairs storage cupboard with shelving.

LOUNGE

11'07 x 11'05 max (3.53m x 3.48m max)

Open fireplace with tile surround and hearth, single radiator, rear aspect Georgian style sash window, tv point.

BEDROOM

13'03 x 11'03 max (4.04m x 3.43m max)

Front aspect bay window, picture rail, double radiator.

From the Hallway, door into:

BATHROOM

9'00 x 5'07 (2.74m x 1.70m)

White suite with bath, mixer tap, shower head attachment, pedestal wash hand basin, low level w.c, partially tiled walls, single radiator, rear aspect window.

128A TREDWORTH ROAD

Access from the front door leads to the:

HALLWAY

Original ornate tiled flooring, coat hanging space, stairs to the first floor:

LANDING

Single radiator, built-in storage cupboard, access to loft space, access to:

LOUNGE

14'07 x 11'04 (4.45m x 3.45m)

Former open fireplace with ornate cast iron surround, tiled hearth, exposed floorboards, double radiator, front aspect two sash windows.

BEDROOM

11'09 x 9'02 max (3.58m x 2.79m max)

Former ornate open fireplace, cast iron surround, tiled hearth, exposed wooden floorboards, single radiator, rear aspect window.

KITCHEN

14'09 x 9'00 max (4.50m x 2.74m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, pedestal sink unit, mixer tap, built-in electric oven and hob, space for automatic washing machine, wall mounted gas fired central heating boiler, double radiator, rear aspect window.

SHOWER ROOM

8'02 x 4'08 max (2.49m x 1.42m max)

Corner shower cubicle, low level w.c, pedestal wash hand basin, single radiator, extractor fan, side aspect window.

OUTSIDE

Concrete courtyard leading to the rear garden laid to lawn, enclosed by fencing and walling surround, wooden two garden sheds, personal access gate to off road parking.

DIRECTIONS

From St Barnabas roundabout, proceed down Finley Road, taking the first left at the roundabout into Tredworth Road. Proceed along, under the railway bridge where the property can be located on the left hand side.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

Severn Trent

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: A (payable on both 128a and 128b Tredworth Road) Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE

Freehold

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.

PROPERTY SURVEYS

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