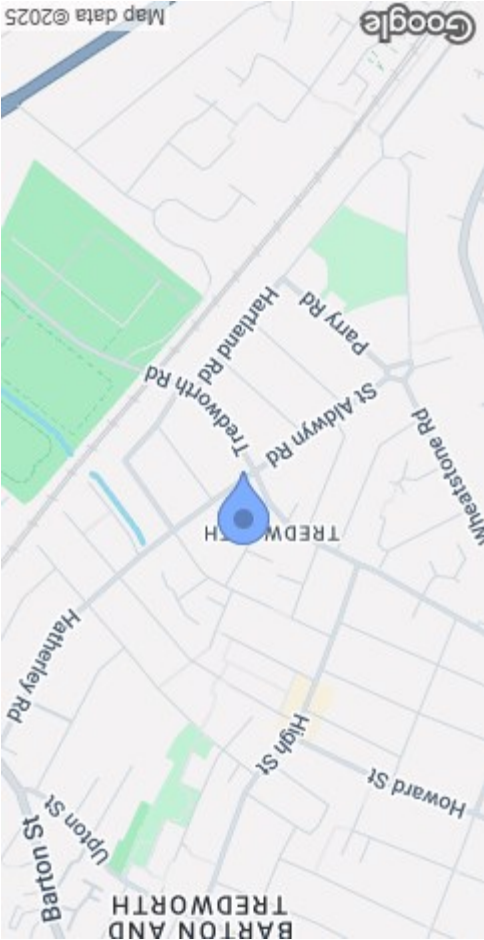
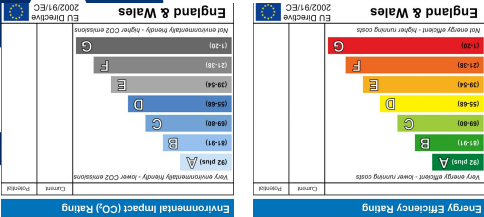


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.



127A & B Tredworth Road
Gloucester GL1 4QZ

£215,000

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

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

Outside you have an enclosed rear garden with a patio and lawn which gives access to the single detached garage.

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. Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



127B TREDWORTH ROAD

Partially glazed side entrance door leads into:

KITCHEN/DINER

14'4 x 8'9 (4.37m x 2.67m)

Base and wall mounted units, laminated worksurface, single drainer stainless steel sink unit, ceramic hob, electric oven, extractor hood, space for a fridge freezer, understairs storage cupboard, double radiator, space for table and chairs, double glazed window to side elevation.

LOUNGE

12'1 x 11'7 max (3.68m x 3.53m max)

Double radiator, built in storage cupboard, double glazed window to rear elevation overlooking the garden.

BEDROOM

11'4 x 11'1 max (3.45m x 3.38m max)

Telephone point, double radiator, double glazed bay window to front elevation overlooking the surrounding area.

LOBBY

Plumbing for automatic washing machine, wall mounted gas fired central heating boiler, storage cupboard with shelving.

BATHROOM

8' x 8' (2.44m x 2.44m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, double glazed window to rear elevation.

OUTSIDE

There is a garden which is mainly laid to lawn with a paved patio and a concreted pathway which gives access to the:

SINGLE DETACHED GARAGE

Personal access door and window to side elevation, double wooden doors to front elevation.

127A TREDWORTH ROAD

Partially glazed front door leads into:

ENTRANCE HALLWAY

Ornate tiled floor, cloaks hanging space, stairs lead upto:

FIRST FLOOR LANDING

Single radiator, access to loft space, built in storage cupboard.

LOUNGE

14'9 x 11'1 max (4.50m x 3.38m max)

Former open fireplace with a cast iron and wooden surround, double radiator, telephone point, sash windows to front elevation.

BEDROOM

12'2 x 9'7 max (3.71m x 2.92m max)

Former open fireplace with an ornate cast iron surround, double radiator, sash window to rear elevation overlooking the garden.

KITCHEN

14' x 9' max (4.27m x 2.74m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit, plumbing for automatic washing machine, space for fridge, electric cooker point, wall mounted gas fired central heating boiler, double radiator, sash window to rear elevation.

BATHROOM

8'3 x 5'3 max (2.51m x 1.60m max)

Coloured suite comprising panelled bath, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, sash window to side elevation.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be confirmed.

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 for 127B and Band A for 128A
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.

DIRECTIONS

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

PROPERTY SURVEYS

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

