



Falkner Street, Tredworth, Gloucester

n Excess of £255,000

**25 Falkner Street, Tredworth,
Gloucester, Gloucestershire, GL1 4SG**

Offers in Excess of £255,000

. Council Tax Band



4 Bedrooms



1 Bathrooms



3 Receptions

Features

*Semi Detached House * Four Bedrooms &
Further Upstairs Room
*Good Sized Plot *Off Road Parking To Front
*Three Reception Rooms * In Need of
Updating
*Further Potential * Energy Rating TBC
* *

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The Property

We are delighted to bring to the market a FOUR Bedroom Semi Detached house with THREE Reception Rooms, situated on a GOOD SIZED PLOT with OFF ROAD PARKING and NO ONWARD CHAIN!

Although in need of some REFURBISHMENT throughout the property offers an incoming purchaser with tremendous scope and potential to make a long term family home. Accommodation to the ground floor comprises of Entrance Hall, Lounge, Dining Room, Family Room, Kitchen, Refitted Bathroom and a Utility Room.

The Upstairs which is accessed by TWO separate staircases provides FOUR BEDROOMS and a further room which could become a Study or Bathroom.

Further benefits include Double Glazing & Gas Radiator Central Heating.

Externally to the Front is OFF ROAD PARKING with further space to the side which could be utilised for further parking, whilst to the Rear is a sizeable Garden

Call 01452 543200 To View!

Entrance Hall 4' 11" x 8' 2" (1.50m x 2.49m)

WC 3' 0" x 4' 2" (0.91m x 1.27m)

Lounge 9' 1" x 12' 8" (2.77m x 3.86m)

Family Room 11' 4" x 12' 9" (3.45m x 3.88m)

Dining Room 10' 2" x 12' 10" (3.10m x 3.91m)

Kitchen 6' 6" x 12' 10" (1.98m x 3.91m)

Bathroom 7' 1" x 7' 1" (2.16m x 2.16m)

Utility room 7' 5" x 4' 7" (2.26m x 1.40m)

Landing 1 4' 10" x 9' 0" (1.47m x 2.74m)

Bedroom 1 9' 5" x 12' 11" (2.87m x 3.93m)

Bedroom 2 11' 6" x 12' 11" (3.50m x 3.93m)

Room 8' 10" x 5' 0" (2.69m x 1.52m)

Landing 2 2' 4" x 4' 1" (0.71m x 1.24m)

Bedroom 3 9' 11" x 12' 10" (3.02m x 3.91m)

Bedroom 4 6' 5" x 12' 9" (1.95m x 3.88m)

Additional Information

Gas: Mains,Electricity: Mains,Water: Mains









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