



Hatherley Road, Tredworth, Gloucester

Freehold

Offers Over £235,000

**40 Hatherley Road, Tredworth,  
Gloucester, Gloucestershire, GL1 4PH**

## Offers Over £235,000

Freehold. Council Tax Band B



**3 Bedrooms**



**1 Bathrooms**



**2 Receptions**

### Features

- \*Semi Detached House
- \* c. 100ft Rear Garden
- \*Lounge & Dining Room
- \*20' 9" Kitchen
- \*Three Bedrooms
- \* Upstairs Shower Room
- \*UPVC Double Glazing & Gas Radiator Central Heating
- \* Energy Rating TBC

### Michael Tuck Estate and Letting Agents

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### The Property

We are delighted to bring to the market a SEMI DETACHED House with THREE Bedrooms and a c.100ft REAR GARDEN.

Ground Floor comprises of Entrance Hall, Lounge, Dining Room and 20ft KITCHEN with a small rear porch, whilst the upstairs offers THREE Bedrooms and a Shower Room.

Further benefits include UPVC Double Glazing & Gas Radiator Central Heating In our opinion this is a well presented property thorough out and presents an excellent opportunity to purchase a spacious family home Externally to the rear is one of the largest gardens in Hatherley Road of approximately 100ft in length Call 01452 543200 To View!

### Entrance Hall

**Lounge** 11' 3" x 10' 11" (3.43m x 3.32m)

**Dining Room** 12' 3" x 11' 3" (3.73m x 3.43m)

**Kitchen** 20' 9" x 8' 6" (6.32m x 2.59m)

### First Floor Landing

**Master Bedroom** 12' 5" x 11' 3" (3.78m x 3.43m)

**Bedroom Two** 12' 5" x 9' 1" (3.78m x 2.77m)

**Bedroom Three** 8' 9" x 8' 6" (2.66m x 2.59m)

**Shower Room** 6' 10" x 5' 2" (2.08m x 1.57m)

### Additional Information

Gas: Mains Electricity: Mains Water: Mains  
Sewerage: Mains









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