



R B WALTERS  
ESTATE AGENTS



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*Tredworth Road, Tredworth, Gloucester,  
Gloucestershire, GL1 4QE.*

£260,000

Being sold chain free and offered in very good condition throughout this spacious, 3 double bedroom property has up to date gas safety and electrical inspection reports and is an ideal family home or investment purchase.

Located within walking distance of the city centre, train station and hospital this semi-detached house is conveniently positioned close to local amenities and schooling. The ground floor has a lounge, separate dining room, re-fitted kitchen and ground floor bathroom whilst upstairs are the 3 generous bedrooms. The rear garden is enclosed with separate access from the side.

### Services

Mains Gas Central Heating

Electric

Mains Water and Drainage

Broadband Available

### *Entrance Porch*

### *Lounge*

*16' 0" x 13' 7" (4.87m x 4.14m)*

### *Dining Room*

*13' 7" x 10' 9" (4.14m x 3.27m)*

### *Kitchen*

*11' 10" x 7' 7" (3.60m x 2.31m)*

### *Rear Lobby*

### *Bathroom*

*7' 0" x 4' 10" (2.13m x 1.47m)*

### *First Floor Landing*

### *Bedroom*

*13' 8" x 10' 8" (4.16m x 3.25m)*





*Bedroom*  
10' 9" x 10' 7" (3.27m x 3.22m)

*Bedroom*  
11' 9" x 7' 8" (3.58m x 2.34m)

*Outside*

*Rear Garden*





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
978 ft<sup>2</sup>  
90.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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