R B WALTERS
ESTATE AGENTS



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Tredworth Road, Tredworth, Gloucester,
Gloucestershire, GL1 4QZ.

£230,000

Benefitting from replacement doors and windows, a full electrical rewire, new gas fired boiler and a recently installed ground floor shower room this spacious home provides scope for ground floor living if required.

This semi-detached home has been the subject of some significant investment over the past couple of years and is now in need of a cosmetic makeover to fully enhance its appeal. The ground floor has a living room, dining room, kitchen and further room which can be used as a bedroom or additional reception room. There is also a kitchen, utility room and wet room. The first floor has three bedrooms and a bathroom.

Outside the rear garden has gated side access and is of particular good size with a useful office/workshop at the far end which has its own kitchenette and toilet facilities.

Services

Mains Gas Central Heating

Electric

Mains Water and Drainage

Broadband Available

Entrance Hall

Living Room
12' 4" x 11' 0" (3.76m x 3.35m)

Dining Room
13' 7" x 11' 2" (4.14m x 3.40m)

Kitchen
17' 1" x 8' 11" (5.20m x 2.72m)

Utility Room
6' 1" x 5' 7" (1.85m x 1.70m)

Wet Room
6' 2" x 2' 8" (1.88m x 0.81m)

Ground Floor Bedroom
11' 2" x 8' 6" (3.40m x 2.59m)

First Floor Landing













Bedroom
12' 10" x 11' 2" (3.91m x 3.40m)

Bedroom
12' 0" x 9' 2" (3.65m x 2.79m)

Bedroom
8' 11" x 6' 10" (2.72m x 2.08m)

Bathroom
9' 4" x 5' 11" (2.84m x 1.80m)

Outside

Rear Garden

Garden Office with WC and Kitchenette
13' 11'' x 8' 3'' (4.24m x 2.51m)



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

1202 ft²

111.6 m²

(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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