



## 200 Barton Street

Tredworth, Gloucester, GL1 4HE

**Offers in excess of £240,000**



Murdock & Wasley Estate Agents are pleased to offer this spacious and adaptable terraced property, available with no onward chain and presenting an excellent investment opportunity.

The ground floor comprises a front reception room, ground-floor shower room, additional bedroom/reception space, and a generously sized kitchen leading to a rear hallway with a second bathroom. Upstairs, there are multiple well-proportioned bedrooms across the first and second floors, allowing for a variety of potential letting arrangements.

Offering scope for modernisation and value-adding improvements, this property is ideal for investors seeking a versatile layout in a convenient location.



### Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, stairs to first floor landing. Doors lead off:

### Lounge

Power points, wall mounted radiator, front aspect upvc double glazed window.

### Shower Room

Suite comprising low level wc, corner cubicle with electric shower over, pedestal wash hand basin with mixer tap and wall mounted vanity mirror over, panelled walls, tiled flooring.

### Bedroom ( Large )

Power points, wall mounted radiator, space for wardrobe, sky light.

### Kitchen / Breakfast Area

Range of base, wall and drawer mounted units, roll top worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for tall fridge freezer, wall mounted radiator, skylight, rear aspect upvc double glazed window, rear aspect upvc double glazed door opening out to the garden.

### Utility Room

Laminate worktops, power points, space for washing machine. Door leads off:

### Shower Room

Suite comprising low level wc, corner cubicle with shower over, pedestal wash hand basin with mixer tap over, wall mounted heated towel rail, panelled walls, tiled flooring, side aspect frosted upvc double glazed window.

### First Floor Landing

Power points, wall mounted radiator, stairs to second floor landing. Doors lead off:

### Bedroom ( Small )

Power points, wall mounted radiator, front aspect upvc double glazed window.

### Bedroom ( Small )

Power points, wall mounted radiator, front aspect upvc double glazed window.

### Bedroom ( Large )

Power points, wall mounted radiator, rear aspect upvc double glazed window.

### Second Floor Landing

Doors lead off:

### Bedroom ( Large )

Power points, wall mounted radiator, inset ceiling spotlights, front aspect upvc double glazed window.

### Bedroom ( Large )

Power points, wall mounted radiator, inset ceiling spotlights, rear aspect upvc double glazed window.

### Outside

To the rear of the property a courtyard garden is enclosed by brick walling. A gate provides rear access via a shared path.

### Tenure

Freehold

### Services

Mains water, gas, electricity & drainage.

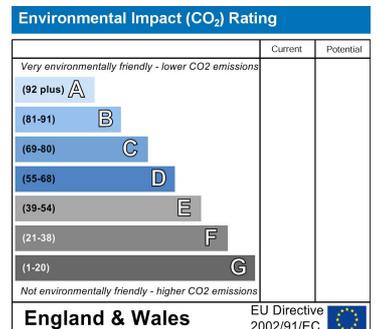
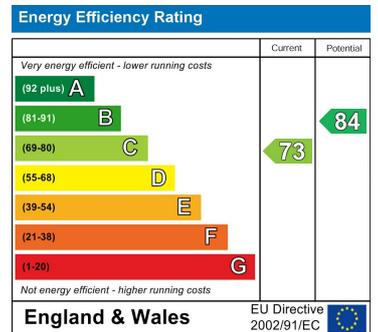
### Local Authority

Gloucester City Council

Tax Band: A

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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