Murdock & Wasley
ESTATE AGENTS



54 Brook Street

Tredworth, Gloucester, GL1 4XB

By auction £175,000

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Murdock & Wasley Estate Agents are delighted to offer this extended four-bedroom semi-detached property, presenting an excellent opportunity for cash buyers and investors seeking a refurbishment project with potential to add value.

The accommodation comprises a lounge, dining room, kitchen, utility room, four bedrooms and a family bathroom. Externally, the property benefits from a large rear garden and an outbuilding.

Requiring refurbishment throughout, the property offers excellent potential and is being offered for sale by auction. Early viewing is recommended.







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

Lounge
Televsion point, data point, power points, wall mounted radiator, front aspect upvc double glazed bay window.

Dining Room
Power points, wall mounted radiator, rear aspect upvc double glazed french door leading the garden.

Kitchen
Range of wall, base and drawer mounted units, wood worksurfaces, inset belfast sink and drainer with mixer tap over, range cooker with six ring gas hob over. Appliance points, power points. Space for fridge freezer and dishwasher, wall mounted radiator, side aspect upvc double glazed window.

Utility Room
Power points, space for washing machine, tumble dryer and fridge freezer, side aspect upvc double glazed window, side aspect upvc double glazed door leading to the garden.

Landing
Stairs to landing, side aspect upvc double glazed windows. Doors lead off:

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

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

Bathroom
Suite comprising low level wc, pedestal wash hand basin with taps over, bath with taps over, tiled walls, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Three
Power points, wall mounted radiator, hatch to eave strorage, side aspect upvc double glazed window.

Bedroom Four
Power points, wall mounted radiator, hatch to eave storage, rear aspect roof light.

Outbuilding
Power points & Lighting, rear and side aspect upvc double glazed windows.

Outside
To the front of the property a small courtyard garden is enclosed by a low level wall with a path leading to the front door.

To the rear of the property a patio leads down to a garden laid to lawn whilst enclosed by wooden fencing.

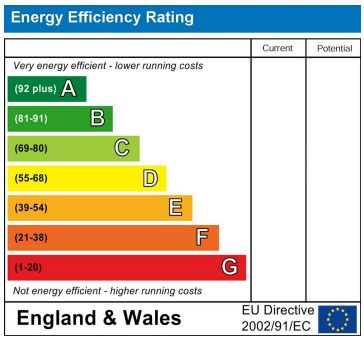
Tenure
Freehold

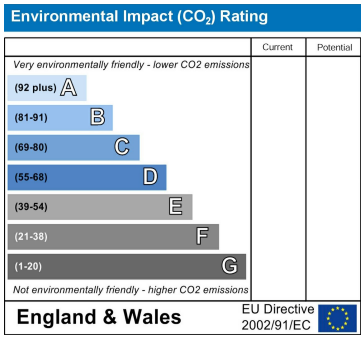
Services
Mains water, drainage, gas and electricity.

Local Authority
Gloucester City Council.
Council Tax Band: B

Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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