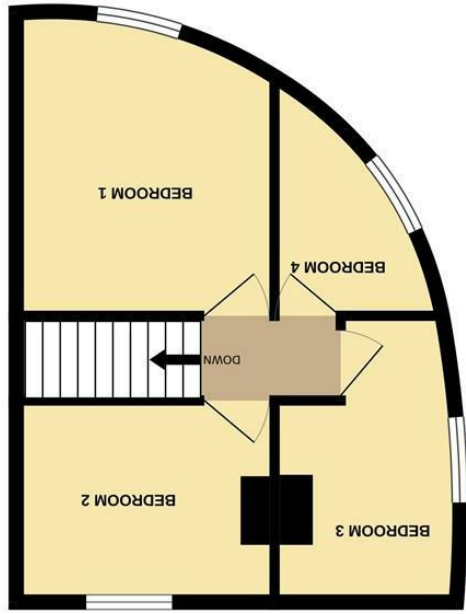
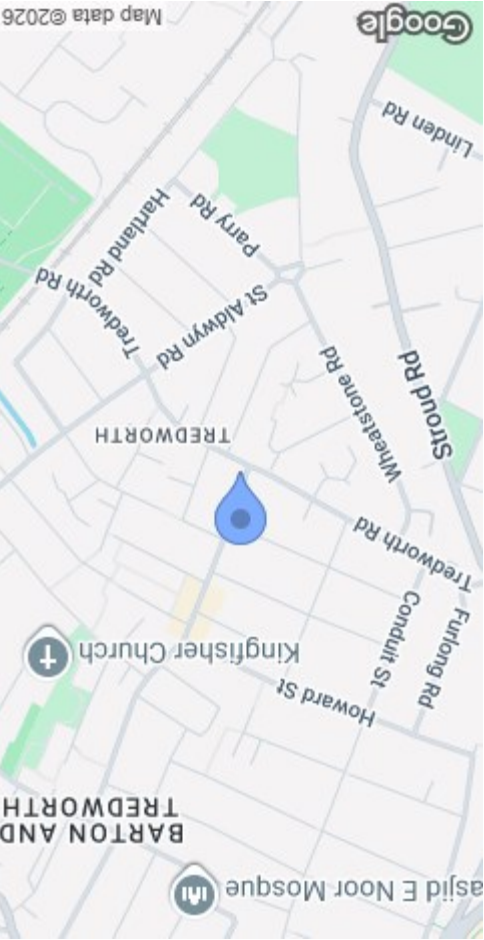




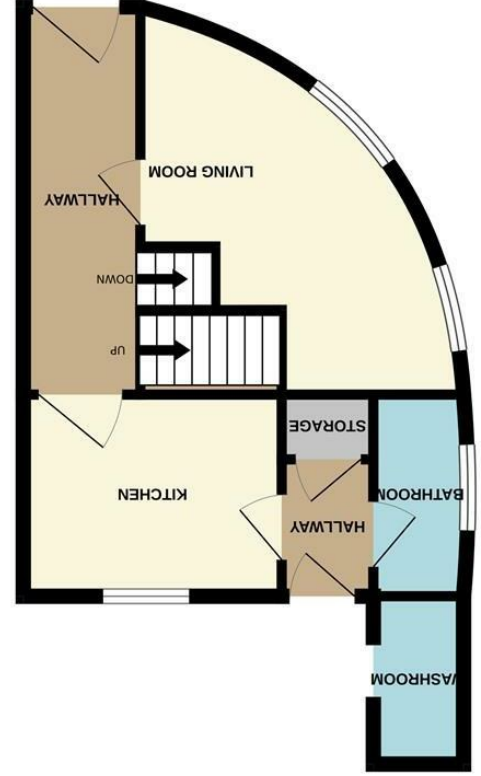
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, appliances and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Environment Impact (CO ₂) Rating
A (93-100)	A (102-104)
B (81-92)	B (95-101)
C (69-80)	C (82-94)
D (55-68)	D (65-81)
E (39-54)	E (50-64)
F (21-38)	F (35-49)
G (1-20)	G (1-34)



1ST FLOOR



GROUND FLOOR



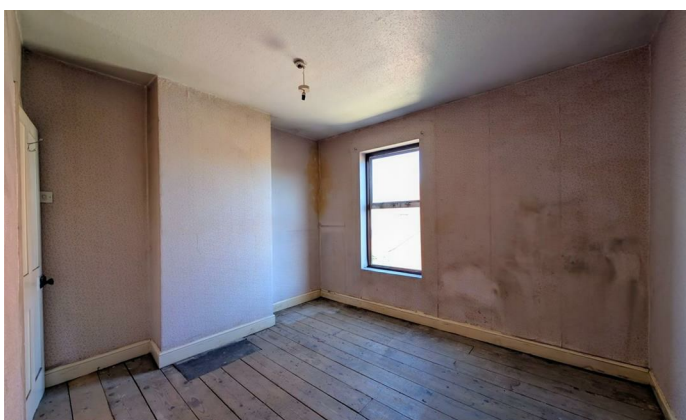
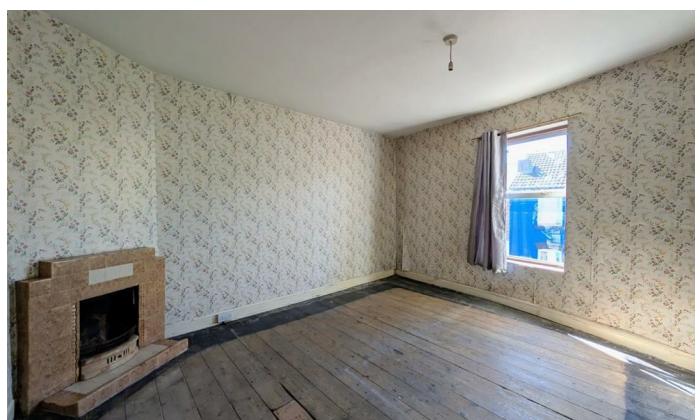
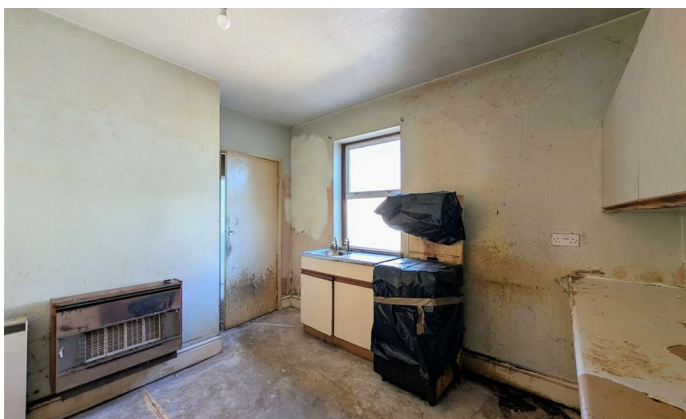
£120,000

Chain free four bedroom renovation project with a small single garage and a cellar situated conveniently on the corner of Tredworth Road and High Street.

Accommodation comprises hallway, cellar, lounge, kitchen, bathroom, bedroom one, bedroom two, bedroom three, bedroom four and the former wash house.

Outside of the property you have a small driveway leading to a shorter than standard garage.

A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham. Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



Upvc double glazed front door leads into:

ENTRANCE HALLWAY

Stairs leading off, stairs down to the cellar.

LOUNGE

25'3 x 15'6 max (7.70m x 4.72m max)

Storage heater, two windows to front elevation overlooking the surrounding area.

KITCHEN

11'6 x 10'2 max (3.51m x 3.10m max)

Base and wall mounted units, single drainer stainless steel sink unit, storage heater, window to rear elevation.

REAR ENTRANCE HALL

Airing cupboard with a hot water cylinder and slatted shelving.

BATHROOM

9'7 x 7'8 max (2.92m x 2.34m max)

Suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, storage heater, window to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space.

BEDROOM 1

14'1 x 11'7 max (4.29m x 3.53m max)

Corner fireplace with a tiled surround and hearth, window to front elevation.

BEDROOM 2

13' x 11'7 max (3.96m x 3.53m max)

Built in storage cupboard, window to rear elevation.

BEDROOM 3

13'5 x 13'2 max (4.09m x 4.01m max)

Built in storage cupboard, storage heater, window to side elevation.

BEDROOM 4

11'9 x 8'2 max (3.58m x 2.49m max)

Window to front elevation overlooking the surrounding area.

OUTSIDE

To the rear there is a small yard and a:

FORMER WASH HOUSE

8'6 x 7'2 (2.59m x 2.18m)

Wash hand basin, window to front elevation which is currently boarded, low level w.c.

To the rear there is also a small gravelled driveway leading to a:

SMALL SINGLE GARAGE

Up and over door to front elevation.

SERVICES

Mains water, electricity and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Finlay Road roundabout take the first left into Tredworth Road and proceed along here where the property can be located on the corner with High Street.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).