



45 Tarrington Road

Tredworth, Gloucester, GL1 4PF

£200,000



Murdock & Wasley Estate Agents are delighted to present this well-kept three-bedroom terraced home, full of character and attractive period features, making it an ideal choice for first-time buyers or growing families.

The accommodation briefly comprises an entrance hallway, cosy sitting room, separate dining area, fitted kitchen, bathroom, and three well-proportioned bedrooms.

To the rear is an enclosed south-west facing garden, perfect for enjoying the afternoon and evening sun.

A fantastic opportunity to step onto the property ladder and secure a charming home in good condition throughout. Early viewing is highly recommended.



Entrance Hall

Accessed via Upvc double glazed door, radiator, tiled flooring, coving, stairs to first floor landing. Door leads off:

Lounge / Dining Area

Television point, data point, power point, feature fireplace with surround, space for dining table, two radiators, coving, front aspect Upvc double glazed window. Door leads off:

Kitchen

Range of base, wall and drawer mounted units, laminate worktop, composite sink with mixer tap over, eye level oven/ grill , four ring gas hob with extractor hood over, space for appliances, space for tumble dryer, washing machine, dishwasher and fridge/freezer, partly tiled walls, tiled flooring, radiator, side aspect upvc double glazed window and rear aspect upvc double glazed french door that leads to garden.

Landing

Access to loft via hatch. Doors lead off:

Bedroom One

Power points, radiator, coving, front aspect Upvc double glazed window.

Bedroom Two

Power points, radiator, rear aspect Upvc double glazed window.

Bedroom Three

Power points, radiator, rear aspect Upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin with mixer tap over, wall mounted radiator, laminate flooring, side aspect frosted Upvc double glazed window.

Outside

To the front of the property there is a courtyard garden enclosed by a low level brick wall.

To the rear of the property there is an enclosed garden that comprises of a patio suitable for table and chairs leading down to a garden laid to lawn. A solid built outbuilding provides further storage at the bottom on the garden.

Tenure

Freehold

Local Authority

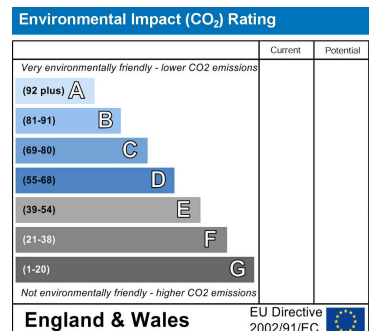
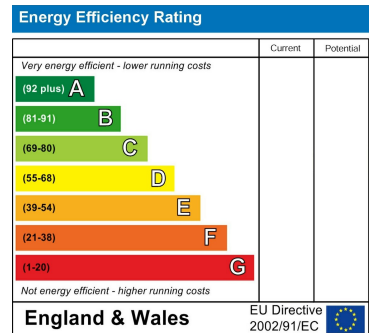
Gloucester City Council
Tax Band: A

Services

Mains water, gas, electricity & drainage.

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 firm's 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

