



3 Clement Street

Tredworth, Gloucester, GL1 4JW

Offers in excess of £185,000



Murdock & Wasley Estate Agents are pleased to bring to market this well-presented three bedroom terraced home, located in the popular Tredworth area on the outskirts of Gloucester city centre and offered with no onward chain.

The ground floor features an entrance hall, lounge, dining area, kitchen, and breakfast room. On the first floor are two double bedrooms and a spacious family bathroom, with a third bedroom on the second floor.

Tredworth offers excellent access to local amenities, schools, transport links, and is within walking distance of the city centre.

Outside is a small enclosed courtyard. Further benefits include UPVC double glazing and gas central heating.



Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, character ceiling arch, stairs to landing. Doors lead off:

Lounge

Television point, data point, wall mounted radiator, gas fire with surround, coving, ceiling rose, front aspect upvc double glazed bay window. Archway opening leads off:

Dining Area

Power points, wall mounted radiator, door to under stairs storage, rear aspect upvc double glazed door and opening leads off:

Kitchen

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 and washing machine, dishwasher and tumble dryer, wall mounted radiator, side aspect upvc double glazed window. Opening leads off:

Breakfast Room

Power points, velux window, rear aspect upvc double glazed door leading to garden.

Landing

Doors lead off:

Bedroom One

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

Bedroom Two

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

Bedroom Three

Power points, wall mounted radiator, rear aspect upvc double glazed dormer window, door eave storage.

Bathroom

Suite comprising low level wc, corner cubicle with shower over, panelled bath with taps over, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls, inset ceiling spotlights, two velux roof lights.

Outside

To the front of the property and small courtyard garden is enclosed by a low level wall.

To the rear of the property a garden laid to flagstone paving is enclosed by wooden fencing.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

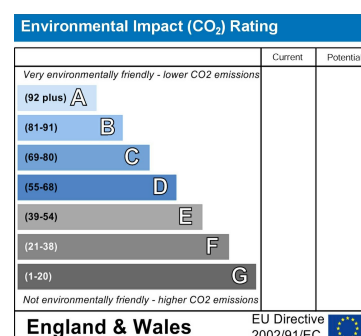
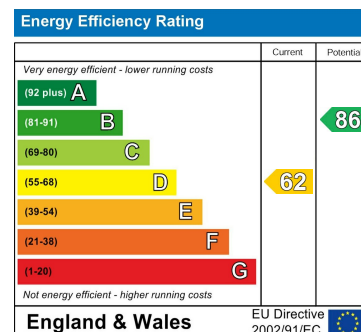
Local Authority

Gloucester City Council

Tax Band: A

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.



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