



30 Redwell Road

Matson, Gloucester, GL4 6JQ

£179,950



If you are seeking an exciting project, look no further. This spacious three-bedroom terraced home is ideally located at the top of Matson, offering fantastic potential for improvement and value enhancement.

The property provides generous accommodation throughout and presents a superb opportunity for investors or buyers looking to create a home to their own taste.

Further benefits include off-road parking and the advantage of being sold with no onward chain, ensuring a straightforward purchase.



Entrance Hallway

Accessed via Upvc double glazed front door, stairs leading to first floor, door through to lounge/diner.

Lounge/Diner

Glazed windows to both front & rear, television point, power points, laminate flooring,

Kitchen

Glazed windows to front, & glazed door to rear, eye & base level units with roll edge work tops, sink/drain, space for appliances, tiled flooring, power points, partly tiled walls.

First Floor Landing

Glazed window to front, doors to all rooms.

Bedroom 1

Glazed windows to rear, power points, storage cupboard.

Bedroom 2

Glazed windows to rear, power points.

Bedroom 3

Glazed windows to front, laminate flooring, storage cupboard.

Cloakroom

Glazed window to front, low level wc.

Bathroom

Glazed frosted window to front, shower cubicle, pedestal wash hand basin, partly tiled walls.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn.

Tenure

Freehold.

Services

Mains water, electricity, drainage & solar.

Local Authority

Gloucester City Council- 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.

Agents Note

The Solar Panels are leased:

Solar Daddy Group LTD are the company who fitted them.

48 Month plan:

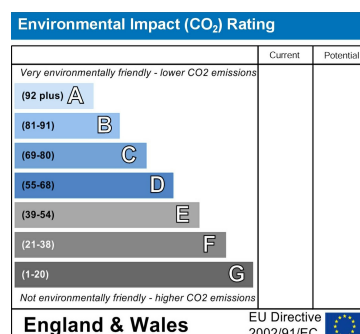
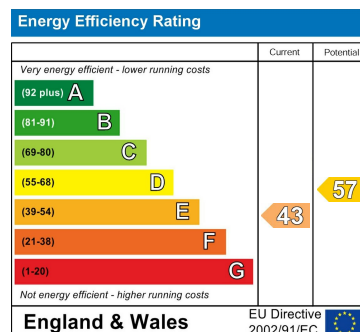
Start date: 4.4.2023.

Renewal Date- 4.4.27

(The family have not renewed the lease at this stage giving the new buyer the option to either extend the lease or get the panels removed by the company)

Monthly fee- £21.24

When your solar lease expires and you choose not to renew, the leasing company will typically offer you one of three options: you can take ownership of the system for free (or a nominal fee), have them completely remove the panels and make good on your roof.



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.

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