



163 High Street

Tredworth, Gloucester, GL1 4TB

£175,000



Murdock & Wasley Estate Agents are delighted to offer this beautifully presented two-bedroom terraced home, available with no onward chain for a straightforward purchase.

The accommodation is well proportioned throughout and briefly comprises an inviting entrance hallway, a dining area ideal for entertaining, a cosy sitting room, a stylish modern kitchen, and a contemporary family bathroom. To the first floor are two generous double bedrooms, offering excellent space and flexibility for a variety of needs.

Externally, the property enjoys an enclosed rear garden, providing a private and low-maintenance outdoor retreat.

An ideal opportunity for first-time buyers or investors alike, this charming home combines comfort, practicality, and convenience.



Entrance Hall

Accessed via upvc double glazed window, stairs to first floor landing. Doors lead off:

Dining Room

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

Lounge

Television point, data point, power point, wall mounted radiator, rear aspect upvc double glazed window. Doorway 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, wall mounted radiator, side aspect upvc double glazed window, side aspect upvc double glazed door opening out to the garden. Door leads off:

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap and shower over, wall mounted heated towel rail, partly tiled walls, tiled flooring, side aspect frosted upvc double glazed window.

Landing

Doors lead off:

Bedroom One

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

Bedroom Two

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

Outside

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

To the rear of the property a garden mainly laid patio is enclosed by brick walling.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold

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.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | 71 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

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