

**TG**

SALES & LETTINGS



Tredworth Road, Tredworth, Gloucester  
Gloucestershire GL1 4QR

**£175,000**

- Potential Building Plot to Side STPP
- In Need of Renovation
- Large Corner Plot
- Good Size Rooms
- Walking Distance to Gloucester Quays
- Scope to Extend Further

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Development Opportunity – Two Bedroom End of Terrace with Potential Building Plot (STPP)

TG Sales are delighted to bring to the market this two-bedroom end-of-terrace property, offered with no onward chain and presenting an exciting development opportunity.

The property is in need of renovation, offering excellent scope to modernise, extend, or add significant value. Of particular interest is the potential building plot to the side (Subject to the Necessary Planning Permissions). Planning permission was previously granted in 2007 to convert the property into four self-contained flats, highlighting the development potential on offer.

Internally, the ground floor comprises:

- Two reception rooms (one currently arranged and rented as a self-contained studio flat)
- Lounge/dining room
- Kitchen

To the first floor are:

- Two bedrooms
- Family bathroom
- Additional staircase leading to an attic room

Externally, the property benefits from an enclosed boundary with timber fencing and double gates providing access to a driveway.

This is a rare opportunity for investors and developers alike.

Enquire today to explore the full development potential.



### Situation

### Directions

**SATNAV postcode GL1 4QR**

**Local Authority** Gloucester  
**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.  
**Council tax band A**





**Head Office**  
 TG Sales & Lettings  
 6 Blacksmith Lane  
 Churchdown  
 Gloucestershire  
 GL3 2EU  
**Tel:** 01452 311776  
**Email:** info@tgres.co.uk  
**Website:** www.tgres.co.uk



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