



## High Street, Tredworth

Offers in Excess of £235,000 Freehold



**MICHAEL TUCK**

The Agent with 5 star customer service

**141 High Street, Tredworth,  
Gloucester, Gloucestershire, GL1 4TB**

**Offers in Excess of £235,000**

Freehold. Council Tax Band



**2 Bedrooms**



**1 Bathrooms**



**4 Receptions**

### Features

\*Investment Opportunity \* Double Fronted Property  
\*Outbuildings \*Development Potential  
\*Two Cloakrooms & Kitchen \* Six Rooms  
\*Rear Courtyard \* Energy Rating TBC  
\* \*

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### The Property

An End Terraced DOUBLE FRONTED property offering an ideal INVESTMENT for an incoming purchaser with potential DEVELOPMENT OPPORTUNITIES.

Currently configured to the Ground Floor are FOUR ROOMS and a Utility/Storage Room & Cloakroom. Upstairs provides a 20ft DUAL ASPECT Room, Further Room, Kitchen and W.C. Externally is a Rear Courtyard, a large c.30ft COVERED STORAGE and a further Brick Built Outbuilding arranged over two floors.

Available with NO ONWARD CHAIN!

Property for sale through Michael Tuck Estate Agents. To avoid missing out, call us today on 01452 311220 to book your viewing.

### Entrance Hall

**Room One** 21' 0" x 10' 11" (6.41m x 3.33m)

**Room Two** 12' 11" x 11' 1" (3.94m x 3.39m)

**Room Three** 13' 7" x 11' 10" (4.13m x 3.61m)

**Room Four** 13' 1" x 7' 8" (3.99m x 2.34m)

**Utility/Storage Room** 7' 8" x 6' 0" at MAX (2.34m x 1.84m)

### Cloakroom

### First Floor Landing

**Room Five** 20' 4" x 11' 2" (6.21m x 3.41m)

**Room Six** 10' 11" x 10' 0" (3.33m x 3.06m)

**Kitchen** 10' 11" x 9' 11" (3.33m x 3.02m)

**Cloakroom** 5' 7" x 3' 8" (1.69m x 1.11m)

### Outside

**Covered Storage** 29' 6" x 28' 2" (9m x 8.58m)

**Outbuilding** 17' 5" x 10' 2" (5.31m x 3.09m)







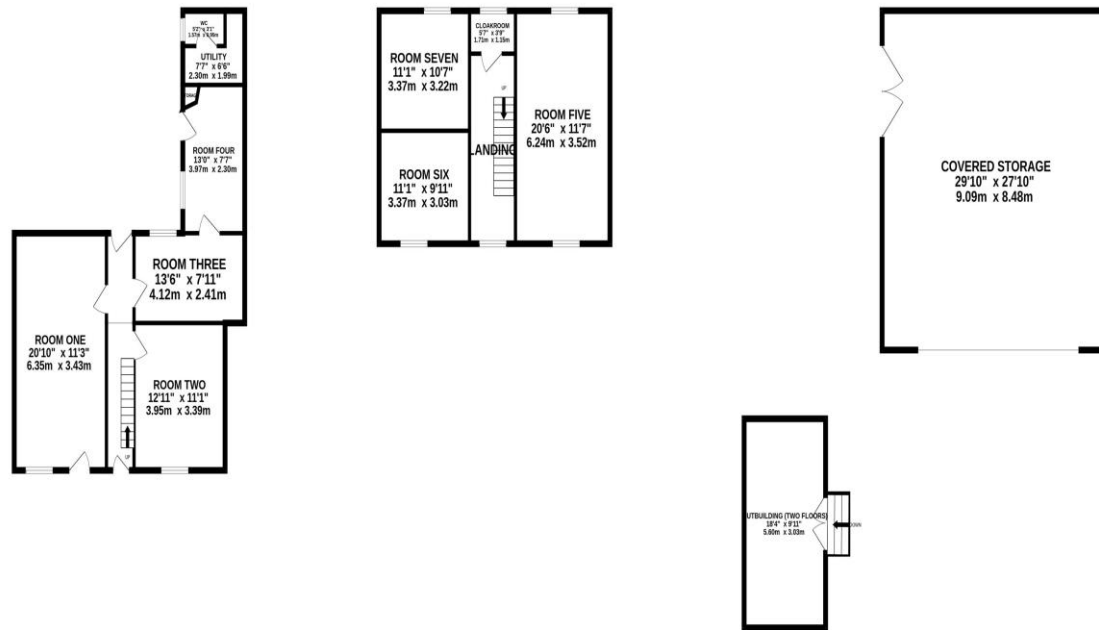




GROUND FLOOR

1ST FLOOR

OUTSIDE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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