

FOR SALE



Dainty Street, Tredworth, Gloucester

2 Bedrooms, 1 Bathroom, Terrace House

Asking Price Of £189,950





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- Fantastic 2 bed terrace
- Handy attic room
- Hallway
- Lounge
- Dining room
- EPC D

DESCRIPTION FANTASTIC property this beautifully presented and well maintained terrace house with 2 bedrooms and useful attic room is a credit to the current owner. Entrance hall, lounge, dining room with double doors to the garden, modern fitted kitchen, utility, modern bathroom, 2 bedrooms, plus attic room, beautiful garden and hidden workshop at the rear, double glazing and gas central heating this really is one that needs to be viewed. EPC D, CTax A

HALLWAY Enter via the composite front double glazed front door in to the hallway with feature coloured glass brick window, door to the lounge, arch way to the stairs, archway to the dining room

LOUNGE double glazed window to front, feature fire place with inset fire

DINING ROOM double glazed double doors to the garden, feature wall, door the kitchen

KITCHEN a modern fitted kitchen with good range of eye and base level high gloss grey kitchen units, solid wood worktop, integrated fridge/freezer, dishwasher and double oven, induction hob, tiled splash backs, window to the side and door to:

UTILITY ROOM A useful utility space with plumbing for washing machine, door to the bathroom

BATHROOM a modern white bathroom suite with WC, wash basin and bath with shower over, mixer tap/shower, window to the rear, heated towel rail, tiled floor

LANDING The landing offers doors to each room, stairs to the attic room built in bookshelf, handy cupboard with double doors





BEDROOM 1 Window to the front, chimney breast

BEDROOM 2 window to the rear, useful storage cupboard housing the boiler

ATTC ROOM A fabulous space with 2 velux windows offer good additional space to the property

REAR GARDEN A beautifully kept garden leading for the rear doors, with flowering pathway leading to the gate opening in to the garden area, nature plants and trees and hidden access to the rear workshop with window and door



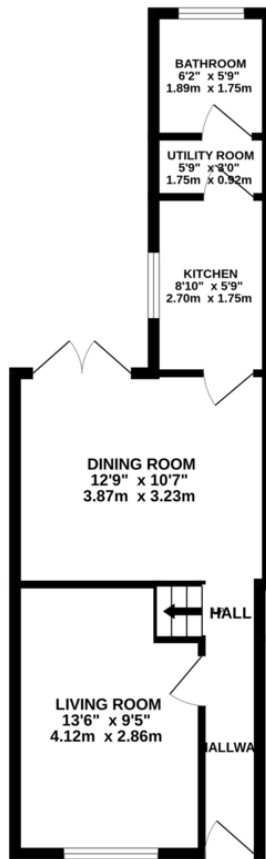


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

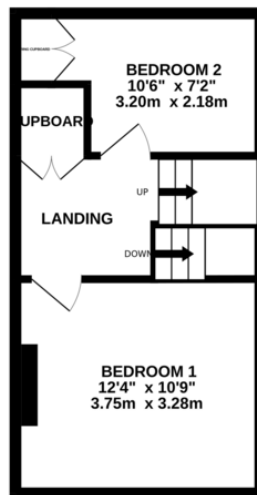
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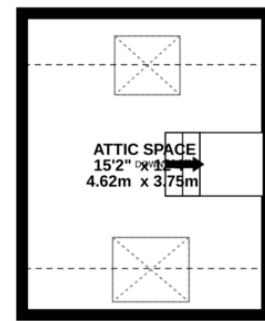
GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



2ND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

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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Martin & Co Gloucester

13-15 Worcester Street • Gloucester • GL1 3AJ
T: 01452 528333 • E: gloucester@martinco.com

01452 528333

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.