Murdock & Wasley
ESTATE AGENTS



9 Howard Street

Tredworth, Gloucester, GL1 4UR

Offers in excess of £210,000

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Murdock & Wasley Estate Agents are delighted to offer this extended three-bedroom semi-detached family home, presenting an excellent opportunity for cash buyers seeking a refurbishment project with potential to add value.

The spacious accommodation comprises a lounge, study, dining room, kitchen, utility room, WC, basement, three double bedrooms and a family bathroom. Externally, the property benefits from off-road parking and a generous rear garden offering excellent potential for landscaping and creating an attractive outdoor space.

Requiring refurbishment throughout, this property offers exciting potential for improvement and is being sold to cash buyers only. Early viewing is highly recommended.







Entrance Hall
Accessed via upvc double glazed door, power points, wall mounted radiator, stairs to first floor landing. Doors lead off:

Lounge
Television point, data point, power points, wall mounted radiator, picture rails, coving, side aspect upvc double glazed window, front aspect upvc double glazed bay window.

Study
Power points,

Dining Room
Power points, wall mounted radiator, side aspect upvc double glazed window, opening leads off:

Kitchen
Range of wall, base and drawer mounted units, wood worksurfaces, sink and drainer with mixer tap over, range cooker with six ring induction hob with extractor hood over. Appliance points, power points. Space for fridge freezer and dishwasher, wall mounted radiator, side aspect upvc double glazed window.

Utility
Power points, space for washing machine and tumble dryer, rear aspect upvc double glazed window. Door leads off:

Wash Cloakroom
Suite comprising low level wc, wall mounted wash hand basin with mixer tap over.

Landing
Power points, wall mounted radiator, access to loft via hatch. Doors lead off:

Bedroom One
Power points, wall mounted radiator, side aspect upvc double glazed window, front aspect upvc double glazed bay window.

Bedroom Two
Power points, wall mounted radiator, side aspect upvc double glazed window.

Bedroom Three
Power points, wall mounted radiator, side aspect upvc double glazed window.

Bathroom
Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with taps over, double step in cubicle with electric shower over, wall mounted radiator, airing cupboard housing wall mounted combination boiler, rear aspect frosted upvc double glazed windows.

Basement
Stairs lead down.

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

To the side of the property a driveway laid to concrete provides off road parking for at least four vehicles.

To the rear of the property a garden laid to lawn with mature trees whilst enclosed by wooden fencing.

Agents Note
We are advised that the property is available for cash purchase only due to visible cracking to the rear extension, which the seller believes may be related to subsidence. No surveys have been undertaken on the property to confirm the cause of the cracking.

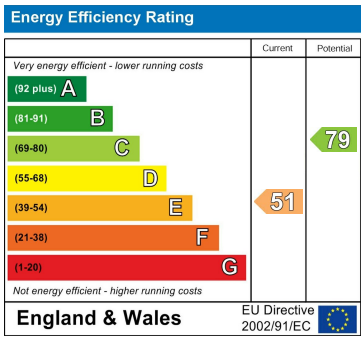
Tenure
Freehold.

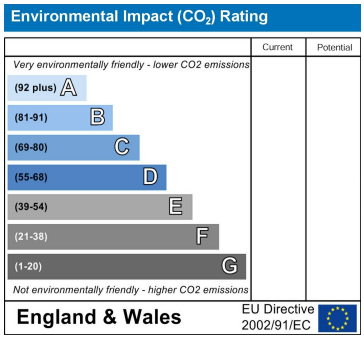
Services
Mains water, gas, electricity and drainage.

Local Authority
Gloucester City Council
Tax 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.







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 firms 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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