

FOR SALE



Leonard Road, Tredworth, Gloucester

3 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £220,000





5 Leonard Road

3 Bedrooms, 2 Bathroom

Asking Price Of £220,000

- Enclosed Rear Garden
- 3 Bedrooms
- Semi Detached
- Two Bathrooms
- Dining Room

DESCRIPTION

Martin & Co are proud to present this 3 bedroom Semi-Detached house which comprises two reception rooms, downstairs bathroom and upstairs shower room and garden. The property benefits from gas central heating and double glazed windows throughout. Central Gloucester location in close proximity to local amenities and public transport. Ideal for a first time buy or investment purchase. EPC - D, C Tax B

HALLWAY

Entrance with doors leading to the lounge and dining room

LOUNGE

Lounge with window to the front

DINING ROOM

Window to the rear, door to the kitchen

KITCHEN

Modern range of eye and base units, sink and drainer, oven hob and extractor over

BATHROOM

Window, three piece suite with WC, wash basin, bath with shower over

LANDING

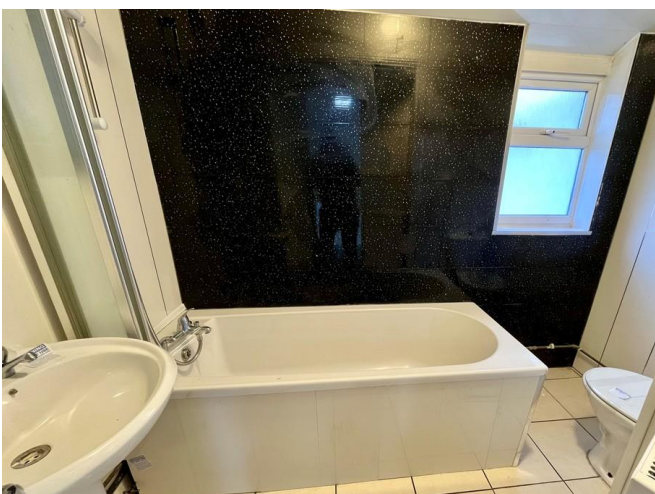
Doors to all rooms

BEDROOM 1

Window to the front

SHOWER ROOM

Window to the side, WC, wash basin and shower cubicle

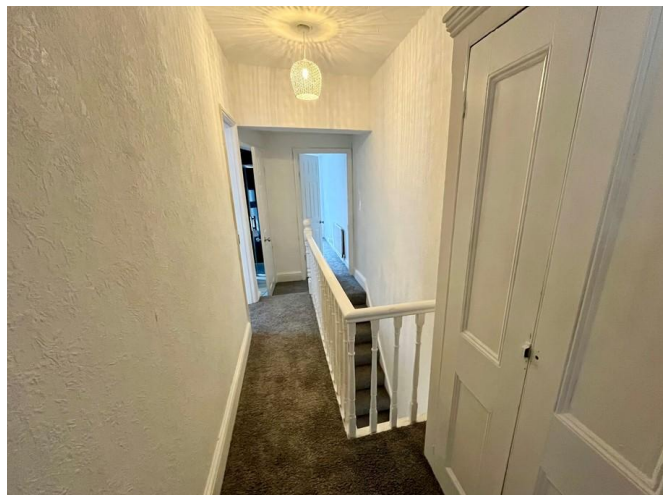




BEDROOM 2
Window to the rear

BEDROOM 3
Window to the rear

OUTSIDE
Small garden to the front, patio and lawn to the rear



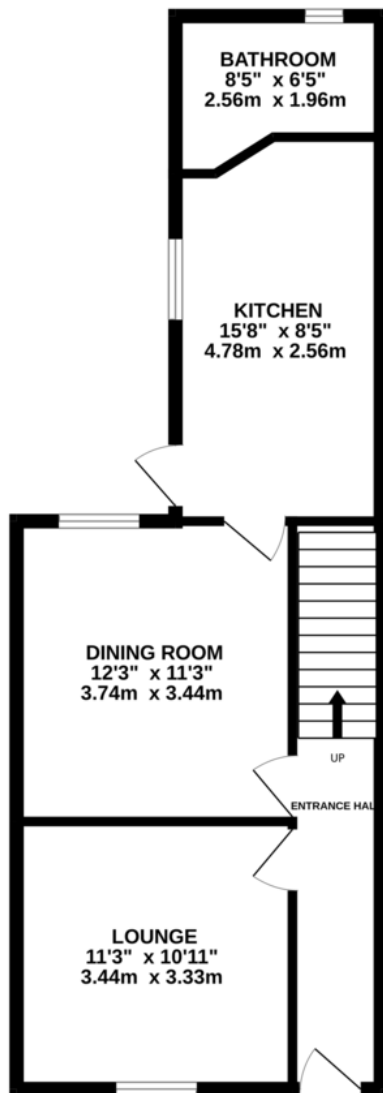


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

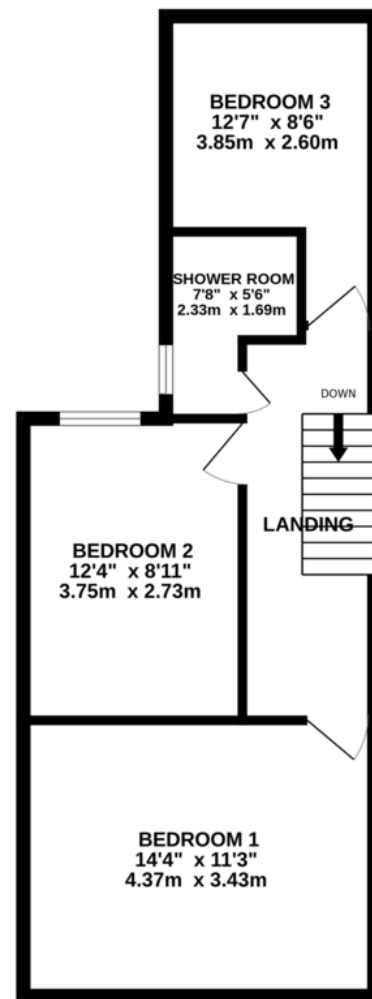
WWW.EPC4U.COM



GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



5 LEONARD ROAD

TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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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.