

FOR SALE



Falkner Street, Tredworth, Gloucester

3 Bedrooms, 1 Bathroom, Flat

Asking Price Of £150,000



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- Spacious 3 Bedroom Flat
- Generous Lounge Area
- Shower Room & WC
- Kitchen
- Gas Central Heating
- Double Glazing



DESCRIPTION

Large 3 bedroom flat over 2 floors - spacious with lounge, L-shaped kitchen, bedrooms shower room and additional WC on the first floor and stairs to the second floor with 2 double bedrooms in the roof space. The flat has gas central heating and recent EICR and is offered with no chain. EPC - TBC, CTax- A - chain free - share of the freehold - 999yr lease from 2007

ENTRANCE

Enter via the front door in to the stairwell with stairs to both floors, window to the side

INNER HALL

A useful space with modern boiler doors to each of the rooms and additional WC

KITCHEN

L-shaped kitchen with range of eye and base units, window to the front

BEDROOM

Large double bedroom with window to the side

LOUNGE

Generous lounge area with windows to two sides

SHOWER ROOM

white suite, WC, wash basin, shower cubicle

UPPER LANDING

eaves storage cupboard

BEDROOM

double bedroom with restricted head height to the sides, window



BEDROOM

double bedroom with restricted head height to the sides, window

ADDTIOANL INFORMATION

The flat has a share of the freehold.
No Management fees or service charges.
Lease is 999 years from 2007.





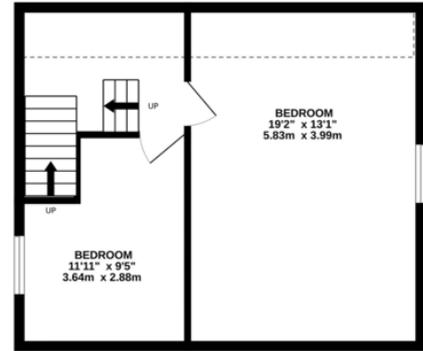
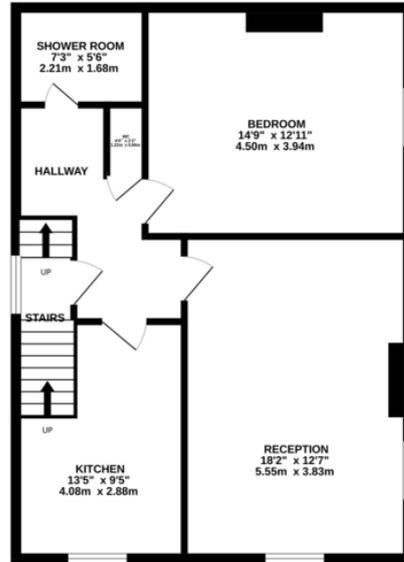
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



ENTRANCE
007 14'11" (4.54m) approx.

FIRST FLOOR
007 14'11" (4.54m) approx.

SECOND FLOOR
402 14'11" (4.54m) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 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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