



16 Atkyns Drive

Tuffley, Gloucester, GL4 0XY

Offers in excess of £290,000



Murdock & Wasley Estate Agents are excited to present to the market this versatile, popular, and impeccably maintained three-story home, boasting 7 years of NHBC warranty remaining. Currently configured as a three-bedroom residence, it offers the flexibility to be effortlessly transformed into a four-bedroom home.

Featuring an enclosed garden for private enjoyment and two convenient parking spaces at the front, this property is a must-see. Given its appeal and the array of features it offers, we highly recommend early viewing to fully appreciate everything this exceptional townhouse has to offer.



Entrance

Via Composite front door into Entrance Hall

Entrance Hall

Stairs to first floor, doors to Kitchen diner, WC and Study

Kitchen/Diner 13'1" x 12'8" (4.00 x 3.88)

Range of base and eye level storage units with roll top worksurfaces over, electric oven and gas hob with extractor hood over. Tiled flooring, one and a half bowl sink unit and single drainer with mixer tap over, radiator, storage cupboard, integrated fridge freezer, dishwasher and washing machine, spotlights, upvc double glazed window to rear aspect, upvc double glazed French doors to rear aspect.

Cloakroom 4'10" x 3'1" (1.48 x 0.95)

Low level WC, pedestal wash hand basin with mixer tap over, tiled flooring, radiator, extractor fan.

Office/ Bedroom 4 9'8" x 8'9" (2.96 x 2.68)

Upvc double glazed window to front aspect, radiator, telephone point.

First Floor Landing

Stairs to second floor landing, door to lounge and Bedroom One.

Lounge 13'0" x 9'1" (3.98 x 2.78)

Upvc double glazed French doors to front aspect, Tv point, upvc double glazed window to front aspect.

Bedroom 1 10'1" x 9'5" (3.09 x 2.89)

Two upvc double glazed windows to rear aspect, radiator, door to en-suite.

En-Suite 6'6" x 4'5" (1.99 x 1.35)

Tiled shower cubicle, part tiled walls, radiator, low level WC, pedestal wash hand basin with mixer tap over, vinyl flooring, extractor fan.

Second Floor Landing

Doors to bedrooms 2, 3 & bathroom, storage cupboard, access to loft space.

Bedroom 2 13'1" x 9'1" (4.00 x 2.79)

Upvc double glazed window to front aspect, radiator and fitted wardrobes.

Bedroom 3 11'2" x 9'7" (3.41 x 2.94)

Upvc double glazed window to rear aspect, fitted wardrobes, radiator.

Family Room

Panelled bath with power shower over, part tiled walls, pedestal wash hand basin with mixer tap over, low level WC, tiled flooring, extractor fan, heated towel rail.

Rear Garden

East facing garden laid to lawn, shed, summer house with power and lighting.

To Front

Off road parking for two cars.

Tenure

Freehold- Please note there is a service charge for the estate.

Services

Mains water, gas, electric and drainage.

Local Authority



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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