



## 20 Slimbridge Road

Tuffley, Gloucester, GL4 0NB

**£275,000**



MURDOCK & WASLEY ESTATE AGENTS proudly present this delightful three-bedroom semi-detached house, a rare find with the added benefit of no onward chain. This property is situated in the heart of Tuffley, Gloucester, offering a charming blend of suburban tranquility and urban convenience.

Boasting a generously sized, enclosed south-west facing rear garden, this home provides an ideal space for both relaxation and entertainment, allowing you to enjoy the sunshine throughout the day.

Nestled in a sought-after area and in close proximity to reputable schools including those in nearby Gloucester, this residence ensures both convenience and accessibility for families.

While the house exudes character, a touch of modernization is required, presenting an exciting opportunity for you to personalize and enhance the space according to your preferences, truly making it your own.

Don't miss out on this promising property in Tuffley, Gloucester! Call now to schedule a viewing and explore the potential of making it your dream home.



### Porch

Accessed via upvc double glazed door, front, side and rear aspect upvc double glazed windows. Door leads off

### Entrance Hallway

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

### Lounge

Television point, data point, radiator, front aspect upvc double glazed bay window. Opening leads off:

### Dining Room

Power points, radiator, space for dining table, rear aspect upvc double glazed french door leading to conservatory.

### Kitchen

A range of base and wall mounted storage units, laminate work surfaces, appliance points, space for washing machine, under counter fridge, under counter freezer, space for electric oven, power points, 'Worcester' gas fired combination boiler, partly tiled walls, side aspect upvc double glazed windows. Door leading off:

### Conservatory

Double glazed throughout, sliding doors lead to garden

### First Floor Landing

Power point, access to loft via hatch, side aspect Upvc double glazed window. Doors lead off:

### Bedroom One

Power points, radiator, front aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, front aspect upvc double glazed window.

### Shower Room

Suite comprising low level wc, pedestal wash hand basin with taps over, corner step in cubicle with shower off mains over, side aspect frosted Upvc double glazed window.

### Outside

To the front: Bloc-paved driveway providing off road parking for three vehicles, garden laid to lawn enclosed by railings.

To the rear: Garden mainly laid to lawn, flagstone path leading past three wooden sheds, raised flower beds whilst enclosed by fencing with a wooden double gates in one corner.

### Garage

Up & Over door with power and lighting.

### Tenure

Freehold.

### Services

Mains gas, electricity, water and drainage.

### Local Authority

Gloucester City Council  
Council Tax Band: B

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

### Agent Note

We have been advised that the property is subject to probate and is nine weeks into the application process as of 03/04/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		67	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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