



## 34 Streamside

Tuffley, Gloucester, GL4 0TA

**£285,000**



We are delighted to introduce to the open market this beautifully maintained, spacious, and extremely versatile 3/4 bedroom property set over three floors. Featuring an enclosed south-facing garden, carport, and rear parking, we highly recommend scheduling a viewing at the earliest opportunity.

In terms of living accommodation on the ground floor we have: Entrance, dining area, cloakroom & kitchen. On the first floor we have Lounge ( Potential bedroom) & bedroom. On the top floor are two further double bedrooms, en-suite & bathroom.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor, doors to cloakroom & kitchen/breakfast room, opening to dining area.

### Cloakroom 6'9" x 3'5" (2.06 x 1.05)

Modern suite comprising of low level wc & pedestal wash hand basin, laminate flooring, extractor fan.

### Kitchen/Breakfast Room 12'4 x 11'7 (3.76m x 3.53m)

Upvc double glazed window & door to rear, eye & base level units with roll edge work tops, sink/drain, space for appliances, built in dishwasher, cooker point, cupboard housing combination boiler, radiator, laminate flooring, power points, two storage cupboards.

### Dining Area 12'7 x 9'1 (3.84m x 2.77m)

Upvc double glazed windows to front, radiator, power points, laminate flooring.

### First Floor Landing

Stairs leading to second floor, doors to bedroom 3 & lounge/potential bedroom.

### Lounge 16'3 x 12'5 (4.95m x 3.78m)

Two Upvc double glazed juliet balconies to front, television point, two radiators, power points.

### Bedroom 3 12'4 x 8'11 (3.76m x 2.72m)

Two Upvc double glazed windows to rear, radiator, power points, laminate flooring.

### Second Floor Landing

Access to loft via hatch, doors to bedrooms 1,2 & bathroom.

### Bedroom 1 12'4 x 9'2 (3.76m x 2.79m)

Two Upvc double glazed windows to front, radiator, power points, laminate flooring, door to:

### En-Suite 6'9 x 4'1 (2.06m x 1.24m)

Shower cubicle, low level wc & pedestal wash hand basin, tiled walls.

### Bedroom 2 12'4 x 8'11 (3.76m x 2.72m)

Two Upvc double glazed windows to rear, radiator, power points.

### Bathroom 6'9 x 4'11 (2.06m x 1.50m)

Modern suite comprising of paneled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls.

### Rear Garden

A maintenance free garden which is paved throughout, variety of flower pots, cold water tap, gated rear access.

### Car Port

Parking & storage.

### Tenure

Freehold. Please note there is a service charge of £180 per year which is for the maintenance of the development. First Port are the management company.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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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95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

