



## 3 Dunster Close

Tuffley, Gloucester, GL4 0TP

**Offers in excess of £250,000**



We are delighted to welcome to the market this much-loved, spacious, and versatile three/four-bedroom property, offering ample living space on both floors. Located in a peaceful no-through road, this property is perfectly suited, in our opinion, to families seeking flexible living arrangements. With an enclosed garden and being sold with no onward chain, early viewing is highly recommended.



### Entrance Hallway 7'2 x 4'1 (2.18m x 1.24m)

Approached via Upvc double glazed front door, storage cupboard, doors to lounge, bedroom 3, dining room ( potential bedroom 4 ) & bathroom. Power points.

### Lounge 16'10 x 10'11 (5.13m x 3.33m)

Upvc double glazed sliding doors to rear, television point, power points, radiator. Door to:

### Kitchen 8'11 x 7'10 (2.72m x 2.39m)

Upvc double glazed windows to rear & side, Upvc double glazed door to rear, eye & base level units with roll edge work tops, sink/drainer, cooker point, space for further appliances, power points, storage cupboard.

### Bathroom 6'7 x 5'6 (2.01m x 1.68m)

Upvc frosted double glazed windows to side, panelled bath with shower head over, low level wc & pedestal wash hand basin, shaver point, partly tiled walls.

### Dining Room/ Potential Bedroom 4 11'11 x 10'11 (3.63m x 3.33m)

Upvc double glazed windows to front, power points, stairs leading to first floor.

### Bedroom 3 8'11 x 8'9 (2.72m x 2.67m)

Upvc double glazed windows to front, power points, storage cupboard.

### First Floor Landing

Window to front, doors to bedrooms 1 & 2.

### Bedroom 1 13'2 x 9'1 (4.01m x 2.77m)

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

### Bedroom 2 13'1 x 10'10 (3.99m x 3.30m)

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

### Rear Garden

An enclosed area which is partly paved, laid to lawn, cold water tap, gated side access.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### Awaiting Vendor Approval

These 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			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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