



11 Hillview Cottages, Fox Elms Road

Tuffley, Gloucester, GL4 0BS

£390,000



Murdock & Wasley Estate Agents are delighted to offer for sale, for the first time since it was built in 1994, this cherished detached four-bedroom family home. Located at the foot of Robinswood Hill, this property boasts spacious internal accommodation and a private garden, making it an ideal family home. In terms of living space, we have: Entrance hallway, cloakroom, two reception rooms, kitchen/diner, four bedrooms, en-suite & bathroom. Outside is a beautifully maintained garden which is private & slightly raised. To the front we have off road parking for two vehicles.

Further benefits include Upvc double glazing throughout, gas central heating & being sold with NO ONWARD CHAIN



Entrance Hallway 9'11" x 8'3" (3.03 x 2.53)

Approached via Upvc double glazed front door, laminate wood flooring, power points, radiator, stairs leading to first floor, doors to cloakroom, lounge, dining area, kitchen/diner & utility.

Cloakroom 4'9" x 2'11" (1.46 x 0.90)

Low level wc & pedestal wash hand basin, towel rail, partly tiled walls, radiator.

Lounge 13'10" x 11'7" (4.24 x 3.55)

Upvc double glazed sliding doors to rear, television point, radiator, power points, laminate flooring, log burner.

Dining Area/ Second Sitting Room 11'6" x 8'4" (3.53 x 2.56)

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

Dining Area 10'5" x 6'11" (3.20 x 2.13)

Upvc double glazed windows to front with fitted blinds, power points, radiator, parquet flooring, opening to:

Kitchen 16'5" x 8'6" (5.02 x 2.61)

Upvc double glazed windows to front with fitted blinds, eye & base level units with wooden work tops, sink/drain, cooker point, space for appliances, radiator, power points.

Utility Room 7'11" x 4'8" (2.42 x 1.44)

Upvc double glazed door to side, base level units with roll edge work tops, wall mounted combination boiler, power points, partly tiled walls.

First Floor Landing 11'7" x 2'10" (3.54 x 0.88)

Access to loft via hatch, storage cupboard, doors leading to all rooms.

Bedroom 1 13'11" x 9'4" (4.25 x 2.85)

Upvc double glazed windows to rear, radiator, power points original flooring, door to:

En-Suite 7'1" x 5'6" (2.17 x 1.68)

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls..

Bedroom 2 10'3" x 8'5" (3.13 x 2.59)

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 3 10'8" x 7'10" (3.27 x 2.40)

Upvc double glazed windows to front radiator, power points.

Bedroom 4 8'5" x 7'10" (2.57 x 2.40)

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

Bathroom 7'5" x 5'10" (2.28 x 1.78)

Upvc frosted double glazed window to side, panelled bath, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Rear Garden

An enclosed & generous size garden which is mainly laid to lawn, shed, gated side access, cold water tap. Surrounded by trees making it a lovely secure & hidden garden.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

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.

Agents Note

We are awaiting probate. The seller has informed us it was applied for January 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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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