



29 Streamside

Tuffley, Gloucester, GL4 0TA

£165,000



Murdock & Wasley Estate Agents are pleased to present this beautifully maintained two-bedroom coach house, now available on the open market. Situated in a popular and convenient location, the property is close to local amenities and offers excellent transport links.

With the added benefit of no onward chain, this home features a garage, allocated parking, and comes with a 999-year lease starting from 2003.



Entrance Hall

Door to front aspect. Stairs to first floor.

Lounge

Tv point, telephone point, power points, two radiators, feature fireplace with wooden surround, laminate flooring, front and side aspect upvc double glazed windows. Opening to:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/grill with four ring gas hob, integral fridge, freezer and washing machine. Partly tiled walls, laminate flooring, Velux window.

Inner Hallway

Airing cupboard. Doors lead off:

Bedroom One

Tv point, power points, radiator, built in wardrobes, front aspect upvc double glazed window.

Bedroom Two

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

Bathroom

Suite comprising panelled bath with shower over, vanity wash hand basin and low level w.c. Partly tiled walls, tiled flooring, radiator, Velux window.

Outside

A tarmacadam driveway provides designated off road parking for one vehicle which in turns leads to a:

Garage

Accessed via Up and Over door with power and lighting.

Tenure

Leasehold:

Date : 30 December 2003

Term : 999 years from 01.01.2003

Local Authority

Gloucester County Council

Council Tax Band: B

Charges

Maintenance Charge: £93.00per calendar month

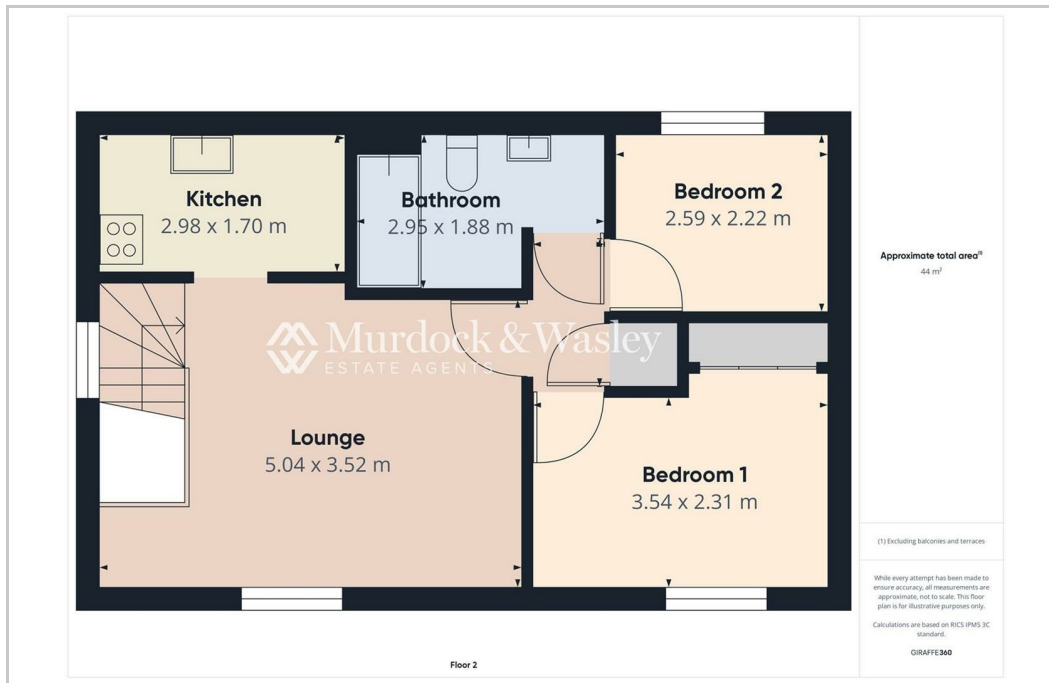
Ground Rent: £175 per annum

Services

Mains water, gas, electricity and drainage.

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			
(81-91) B			
(69-80) C		71	72
(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	

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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