



## 108 Grange Road

Tuffley, Gloucester, GL4 0PL

**£260,000**



Murdock & Wasley Estate Agents are thrilled to present this lovely two-bedroom semi-detached bungalow to the open market. Located in a popular area, it offers easy access to local amenities and excellent transport links.

The property is available with no onward chain and boasts a spacious driveway, a garage, and a private south-westerly facing garden. Early viewing is strongly recommended to avoid missing out on this fantastic opportunity.



### Entrance Hall

Accessed via upvc double glazed door. Power points, radiator, laminate flooring, wooden door to storage cupboard, access to loft space. Doors lead off:

### Lounge

Tv point, telephone point, power points, two radiators, feature Limestone fireplace with gas fire inset, coving, rear aspect upvc double glazed window.

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, circular unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob, space for fridge/ freezer and washing machine. Partly tiled walls, vinyl flooring, side and rear aspect upvc double glazed windows and door leading to the garden.

### Bedroom One

Power points, radiator, built in wardrobes and drawers, front aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, built in wardrobe, front aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower off the mains over, vanity wash hand basin with storage below and mixer tap over, low level wc. Wall panelling, vinyl flooring, side aspect upvc double glazed window.

### Outside

To the front of the property, you'll find a spacious driveway that offers ample off-road parking for multiple vehicles.

At the rear of the property, there is a low maintenance rear garden fenced and enclosed with patio area and steps leading up to a gravelled area, bordered by mature trees and shrubs.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

### Local Authority

Gloucester City Council  
Council Tax Band: B

### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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