



16 Birchwood Fields

Tuffley, Gloucester, GL4 0AL

£247,500



Murdock & Wasley Estate Agents are pleased to bring to the market this rarely available dormer bungalow located in the highly sought-after Birchwood Fields. Set on a substantial plot, this much-loved family home offers a versatile living space that can easily be transformed into a two-bedroom property.

In terms of current living accommodation, we have: Entrance hallway, kitchen, large lounge/diner & ground floor bathroom. Upstairs we have a large bedroom with a door leading to a potential second bedroom.

Additional benefits include a garage and a large rear garden, making this an exceptional opportunity. Being sold with no chain, early viewing is highly recommended.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power point, storage cupboard, doors leading to kitchen, lounge/diner & conservatory.

Lounge/Diner 13'5 x 10'11 (4.09m x 3.33m)

Two Upvc double glazed windows to front & Upvc double glazed windows to side, two radiators, power points, television point. Door leading into:

Inner Hallway

Stairs leading to first floor, storage cupboard, door to bathroom & kitchen.

Kitchen 11'6 x 5'3 (3.51m x 1.60m)

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

Ground Floor Shower Room 19'8" x 9'10" x 16'4" x 16'4" (6'3 x 5'5)

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

Conservatory

Upvc double glazed doors to rear & windows throughout, pvc roof, tiled flooring.

First Floor Landing

Upvc double glazed windows to side, door through to:

Bedroom 1 45'11" x 13'1" x 36'1" x 6'6" (14'4 x 11'2)

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

Potential Second Room

Velux window to side, power points.

Rear Garden

Outside to the rear is a fantastic size garden which is mainly laid to lawn, gated side access.

Garage

Up & over door.

Tenure

Freehold.

Local Authority

Gloucester City Council- Band B

Services

Mains water, gas, electricity & 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			81
(69-80) C			
(55-68) D	55		
(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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