



## 1 Brimpsfield Lane

Tuffley, Gloucester, GL4 0WL

**£325,000**



Murdock & Wasley Estate Agents are welcome to present this spacious and adaptable family home, set across three floors and offering flexible living options to suit a variety of needs.

The ground floor features a welcoming entrance hallway, cloakroom, a family room, and a kitchen/diner perfect for entertaining. On the first floor, you'll find the main lounge (which could easily serve as a fourth bedroom if preferred), bedroom three, and the main family bathroom. The top floor boasts two further double bedrooms, including the master with an en-suite.

Outside to the rear we have an enclosed garden with garage & parking also included.





### Entrance Hallway 6'5 x 5'0 (1.96m x 1.52m)

Approached via double glazed front door, laminate flooring, stairs leading to first floor, doors to lounge, family room & kitchen.

### Cloakroom

White suite comprising of low level wc & pedestal wash hand basin, radiator, towel rail, partly tiled walls.

### Lounge

Upvc double glazed windows to both front & side, radiator, power points, television point.

### Kitchen/Diner

Upvc double glazed windows to both front & side, door to side, eye & base level units with roll edge work tops, electric oven with separate gas hob & hood, space for appliances, radiator, recessed down lights, under stairs storage cupboard.

### First Floor Landing

Upvc double glazed window to front, stairs leading to second floor, doors to bathroom, bedroom & sitting room ( Potential bedroom)

### Sitting Room/ Bedroom

Upvc double glazed windows to front, Upvc double glazed french doors to side, television point, radiator, power points.

### Bedroom

Upvc double glazed windows to both front & side, radiator, power points.

### Bathroom

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

### Second Floor Landing

Upvc double glazed window to front, radiator, storage cupboard. Doors to two further bedrooms.

### Bedroom

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

### En-Suite

Shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls. heated towel rail.

### Bedroom

Upvc double glazed window to front & two to side, radiator, power points.

### Rear Garden

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

### Garage

Up & over door. Parking directly in front.

### 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		
(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 <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

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