



24 Freemans Road

Tuffley, Gloucester, GL4 0XJ

Offers in excess of £280,000



We are delighted to welcome to the open market this beautifully appointed family home, set over three floors and offering an abundance of flexible living space throughout. Perfectly suited for growing families, this impressive property combines generous proportions with a warm and welcoming feel — a home that truly needs to be viewed to be appreciated.



Entrance Hallway

Approached via double glazed front door, radiator, power point, stairs to first floor. Door to:

Open Plan Kitchen/Diner/Lounge

Upvc double glazed windows to both front and rear, with Upvc double glazed French doors opening to the garden. The kitchen is fitted with a range of eye and base level units with roll edge worktops, sink/drain, electric oven with gas hob and extractor hood, and space for appliances. Additional features include a cupboard housing the combination boiler, two radiators, power points, television point, and an under-stairs storage cupboard. Door leading to cloakroom.

Cloakroom

Low level wc & pedestal wash hand basin.

First Floor Landing

Stairs leading to the second floor, with doors providing access to the lounge (or optional bedroom four) and bedroom two.

Lounge (Potentially Bedroom 4)

Upvc double glazed windows to front with Juliet balcony, television point, radiator, and power points.

Bedroom 2

Two Upvc double glazed windows to rear, radiator, power points, and door leading to:

En-Suite

Shower cubicle, low-level WC, and pedestal wash hand basin, radiator, with partly tiled walls.

Second Floor Landing

Airing cupboard, power points, doors to both bedrooms & bathroom.

Bedroom 1

Two Upvc double-glazed windows to the front, radiator, and power points.

Bedroom 3

Two Upvc double-glazed windows to the rear, radiator, and power points.

Bathroom

Panelled bath, low-level WC, and pedestal wash hand basin, partly tiled walls, radiator.

Rear Garden

An enclosed garden, partly paved with an area laid to lawn, and gated rear access.

Tenure & Charges

Freehold.

Please note there is an estate management charge of £270 per annum.

Services

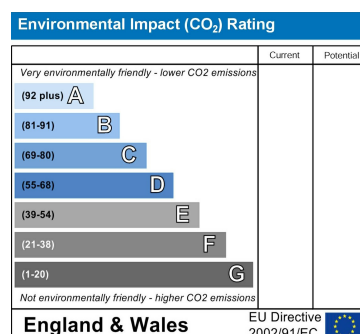
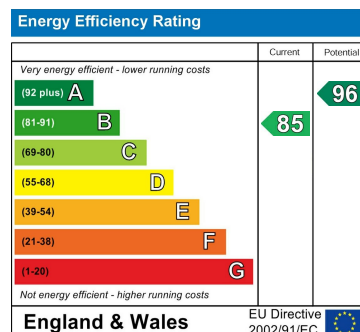
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

Awaiting Vendor Approval

Gloucester City Council- Band C



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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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