



**R B WALTERS**  
ESTATE AGENTS



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*Petworth Close, Tuffley, Gloucester,  
Gloucestershire, GL4 0TG.*

£260,000



This well-presented property has been extended on the ground floor and now offers spacious living accommodation with a useful utility room and off-road parking for several cars.

In a popular residential area with easy access to daily amenities and good schools for all ages this semi-detached house has a good size extension to the rear which now offers substantial additional accommodation which is particularly useful for a family home. The ground floor also has a lounge/dining room, kitchen, utility room and bathroom whilst upstairs there are 3 generous bedrooms.

The driveway provides parking for 2/3 cars and has an electric car charging point and there is a garage. The rear garden has a small area of lawn and raised patio.

### Services

Mains Gas Central Heating

Mains Electric

Mains Drainage (Not Metered)

Mains Water

Fibre Broadband to the Cabinet Available

### *Entrance Hall*

### *Lounge*

14' 7" x 11' 1" (4.44m x 3.38m)

### *Dining Area*

7' 4" x 7' 0" (2.23m x 2.13m)

### *Kitchen*

9' 3" x 6' 7" (2.82m x 2.01m)

### *Reception Room*

14' 3" x 9' 0" (4.34m x 2.74m)

### *Laundry Room*

7' 8" x 6' 9" (2.34m x 2.06m)

### *Bathroom*

6' 10" x 5' 4" (2.08m x 1.62m)

### *First Floor Landing*





### *Bedroom*

11' 9" x 9' 5" (3.58m x 2.87m)

### *Bedroom*

11' 10" x 8' 5" (3.60m x 2.56m)

### *Bedroom*

8' 9" x 8' 2" (2.66m x 2.49m)

### *Outside*

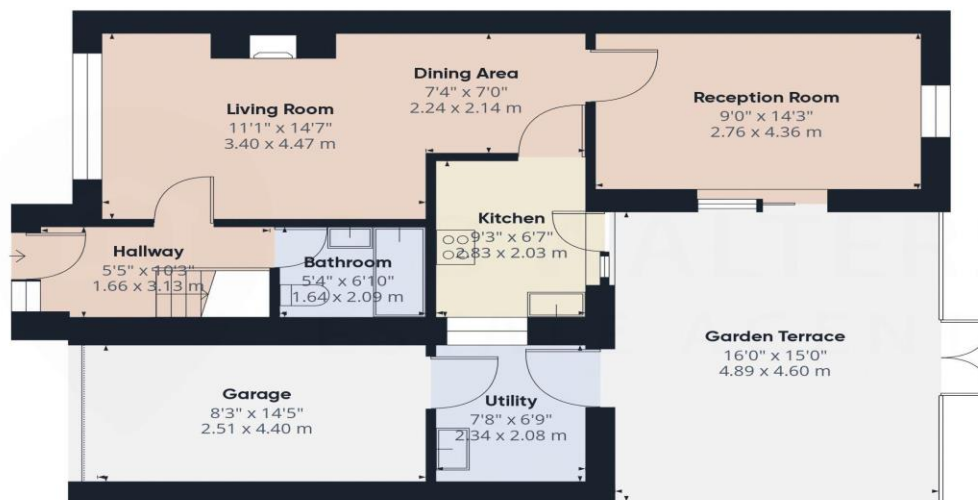
### *Driveway Parking*

### *Garage*

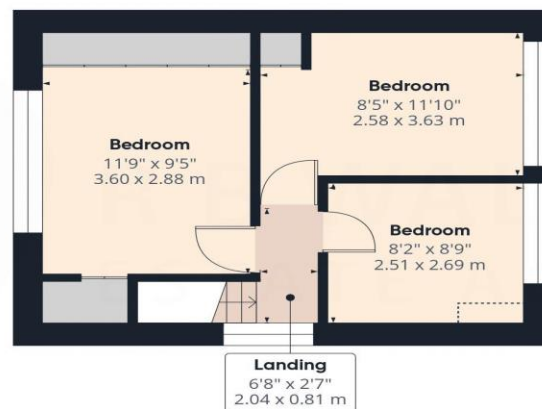
14' 5" x 8' 3" (4.39m x 2.51m)

### *Rear Garden*





Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**

1010 ft<sup>2</sup>  
93.8 m<sup>2</sup>

**Balconies and terraces**

240 ft<sup>2</sup>  
22.3 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

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