



**Cowley Road, Tuffley GL4 0HT**  
**£370,000**



# Cowley Road, Tuffley GL4 0HT

- No onward chain
- Immaculately presented three double bedroom detached family home
- Generous & flexible open plan living accommodation
- Private & enclosed rear garden
- Far reaching countryside views from the first floor
- Driveway for multiple vehicles & car port
- EPC rating C71
- Gloucester City Council - Tax Band D (£2,042.34 per annum)

**£370,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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## Porch

Porch provides convenient space for shoes and coats whilst opening through to the entrance hallway.

## Entrance Hallway

Spacious hallway, with window overlooking the side aspect, offers ample space for additional storage or a office space if required. The hallway continues to provide access to the living area and into a large storage cupboard located beneath the stairwell.

## Living Room

The cosy living room benefits from natural light from the windows to the front and rear aspects whilst opening through to the kitchen area.

## Kitchen / Dining Room

The modern open plan space offers generous additional living space. Breakfast bar with granite worktops provide separation between the kitchen and living room with plenty of storage space below. The rest of the kitchen continues to provide ample worktop space with further storage with original walnut wood doors. Integrated appliances include fridge, freezer, double electric 'Miele' ovens, microwave and induction hob. The dining area itself offers views over the rear garden from the window to the rear whilst French doors provide access to the garden itself onto the raised terraced area. Access is also provided to the utility room.

## Utility Room

Utility room offers additional worktop space with plumbing for a dishwasher and automatic washing machine below. Further storage cupboard is also provided as well as additional access to the rear garden and to a downstairs w.c.

## Downstairs W.C

White suite cloak room comprises of w.c, wash hand basin and window with frosted glass overlooking the side aspect. The combi boiler is also located in the room.

## Landing

Light and airy landing area, with window overlooking the front aspect, provides access to all three bedrooms, family bathroom and a large built-in two door storage cupboard.

## Bedroom One

Double bedroom with windows overlooking the front and rear aspects offering views towards Robinswood Hill and across Gloucester itself towards May Hill in the distance.

## Bedroom Two

Double bedroom with window overlooking the rear aspect continuing views towards May Hill.

## Bedroom Three

Double bedroom with window overlooking the rear aspect continuing views towards May Hill.

## Bathroom

Recently installed by the present owners, the modern tiled white suite family bathroom comprises of w.c, wash hand basin, bath, shower cubicle and window with frosted glass overlooking the side aspect.

## Outside

The private rear garden is enclosed with fenced borders to the sides and hedgerow to the rear. Raised terraced area offers a perfect sun trap and the ideal space for entertaining guests through the summer months. The space offers an additional patio area and lawn with shed to the rear of the garden itself. Car port to the side of the property opens up via double gates to the front of the property where off-road parking for multiple vehicles is provided alongside an additional lawned area.

## Location

At the base of Robinswood Hill the sought after cul-de-sac location of Cowley Road is ideal for both families, working professionals and those looking for a quieter paced lifestyle. With various schooling for both primary and secondary levels, alongside access to the numerous grammar schools through the city, whilst being ideally located as a main travel link to both Stroud, Cheltenham, Bristol and the city centre. Public transport, various amenities include doctors surgery, shops, public houses and playgrounds complete the established suburb which in turn also benefits the natural nature reserve of Robinswood Hill, being a short walking distance away.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band D (£2,042.34 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

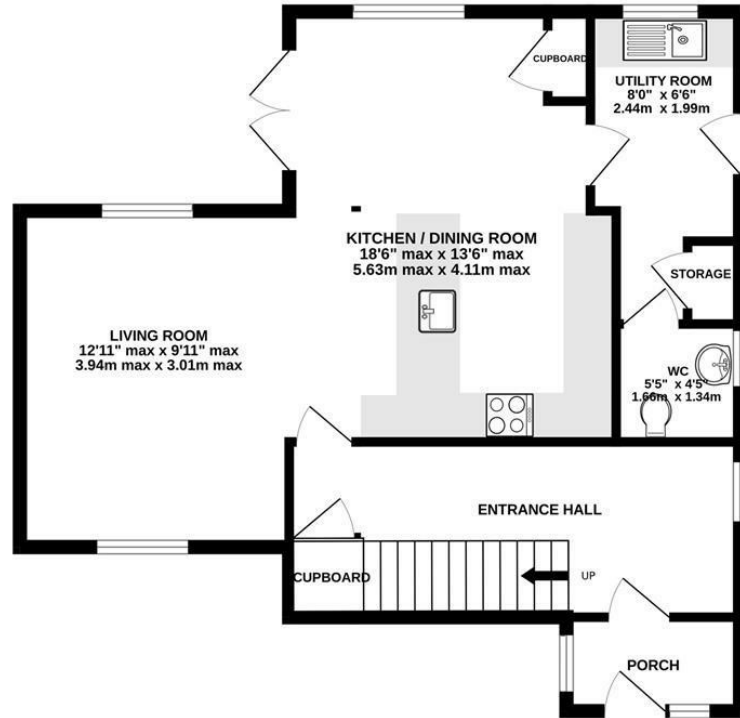
Heating: Gas central heating.

Broadband speed: Basic 3 Mbps, Superfast 60 Mbps, Ultrafast 1000 Mbps download speed.

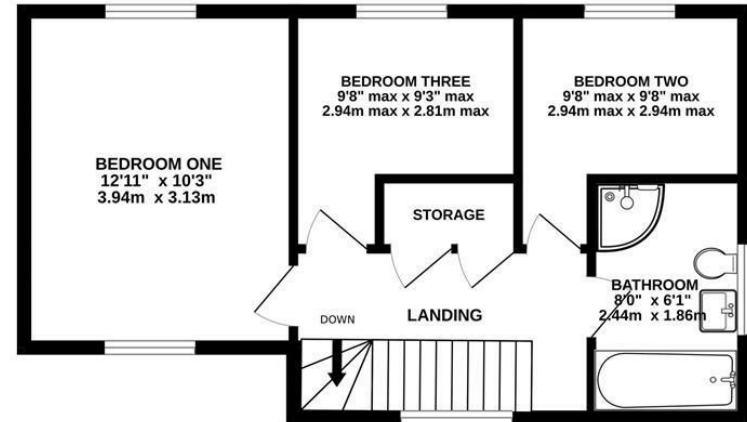
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR  
644 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

