



**Stirling Way, Tuffley GL4 0XR**  
**Offers Over £275,000**





## Stirling Way, Tuffley GL4 0XR

• Three bedroom refurbished semi-detached family home • Immaculately presented throughout • Separate kitchen & living room • Low maintenance rear garden & detached single garage • Planning approved for rear extension • Off-road parking for multiple vehicles • Situated in the popular residential area of tuffley • EPC rating D68 • Gloucester City Council - Tax Band B (£1,662.93 per annum)



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## Offers Over £275,000

### Entrance Hallway

Hallway provides access to the living room, kitchen, downstairs w.c and stairwell leading to the first floor accommodation.

### Living Room

The light and airy living room has been refurbished to benefit from spotlights and data points creating a modern feel. Window overlooks the front aspect.

### Kitchen

Generous sized kitchen benefits from ample worktop and storage whilst offering convenient space for a breakfast table if required. Access is provided to a pantry style cupboard under the stairwell aswell as a utility cupboard benefitting from plumbing for an automatic washing machine. The kitchen in-turn leads through to the conservatory.

### Conservatory

the spacious room offers convenient space for a dining room with access provided to the rear garden via sliding doors. The owner has been granted planning permission to remove the structure to extend creating a larger open plan kitchen & dining room.

### Downstairs W.C

Cloakroom comprising of w.c and wash hand basin.

### Landing

Spacious landing area provides access to all three bedrooms, storage cupboard, shower room and to the loft above

### Bedroom One

Double bedroom with window overlooking the front aspect offering views towards May Hill in the distance.

### Bedroom Two

Double bedroom with window overlooking the rear aspect.

### Bedroom Three

Bedroom with window overlooking the rear aspect.

### Shower Room

Modern shower room comprising of w.c, wash hand basin with storage below, shower cubicle and two windows with frosted glass overlooking the side aspect.

### Outside

To the rear, the property benefits from a patioed rear garden enclosed with fenced borders. Gates to the side of the property lead through the car port to the detached single garage accessed via electric up and over door benefitting from power and lighting inside. The front of the property offers additional off-road parking if required.

### Location

The popular suburb of Tuffley is located in the Historic City of Gloucester with a mix of properties. It is ideally placed for local amenities including both primary and secondary schooling, Tesco Metro, play park and local Tuffley Rovers football club alongside many other local amenities. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the Cathedral and various listed buildings throughout. Junction 12 of the M5 motorway is just over 3 miles away, giving easy access to Cheltenham and Bristol.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,662.93 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

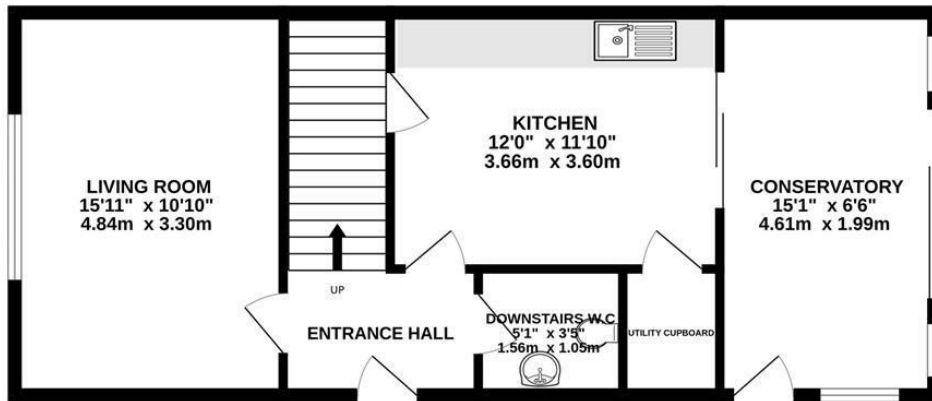
Heating: Gas central heating.

Broadband speed: Basic 3 Mbps, Superfast 74 Mbps, Ultrafast 1000 Mbps download speed.

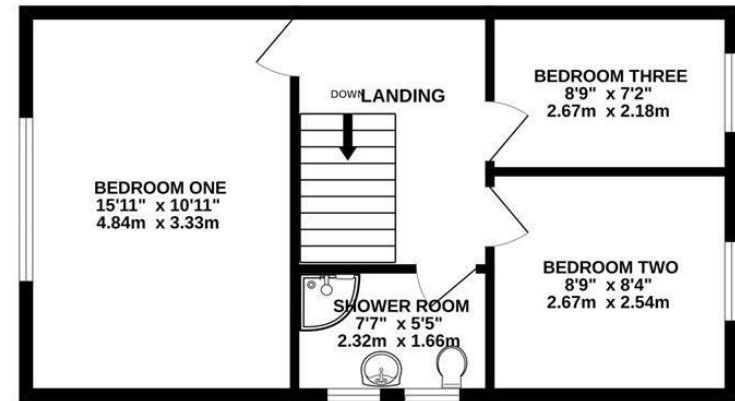
Mobile phone coverage: EE, Three, O2, Vodafone.



**GROUND FLOOR**  
618 sq.ft. (57.5 sq.m.) approx.



**1ST FLOOR**  
474 sq.ft. (44.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

