



Stroud Road, Tuffley GL4 0DB
£395,000



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- No onward chain
- Four bedroom detached family home with en-suite to master
- Generous & flexible living accommodation
- Enclosed rear garden with views towards Robinswood Hill
- Integral garage & driveway
- Situated within in a private cul-de-sac location
- EPC rating D67
- Gloucester City Council - Tax Band D (£2,138.06 per annum)

£395,000



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Entrance Hallway

Hallway benefits from a built-in storage cupboard whilst providing access to the living room, downstairs w.c., integral garage and stairwell leading to the first floor of the property.

Living Room / Dining Room

The generous sized room benefits from both living and dining areas with sliding doors providing access to the garden to the rear. Access is also provided to the kitchen whilst the window overlooking the side aspect allows further natural light into the room.

Kitchen

Modern kitchen benefits from ample worktop and storage space whilst benefitting from an integrated electric hob and oven. Window overlooks the rear aspect whilst door to the side provides access to the side of the property.

Downstairs W.C

White suite cloakroom comprising of w.c., wash hand basin and window with frosted glass overlooking the side aspect.

Integral Garage

The integral garage provides convenient flexibility to be converted into additional living space if required. Plumbing for an automatic washing machine is provided within the garage. The garage is accessed via up and over door to the front with additional door to the side of the garage.

Landing

Light and airy landing benefits from a built-in storage cupboard whilst providing access to all four bedrooms, family bathroom and to the loft above.

Bedroom One

Double bedroom with window overlooking the front aspect and access provided to the en-suite.

En-Suite

The en-suite comprises of shower cubicle, wash hand basin and window with frosted glass overlooking the side aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect providing views towards Robinswood Hill in the distance.

Bedroom Three

Double bedroom with window overlooking the rear aspect.

Bedroom Four

Bedroom with window overlooking the front aspect of the property.

Bathroom

White suite bathroom comprising of w.c., wash hand basin, bath and window with frosted glass overlooking the side aspect.

Outside

To the rear, the property boasts a private garden enclosed with fenced borders. Patio area provides convenient space for seating leading onto the lawned area with additional shed providing ample storage. Gated access to the side leads to the driveway located to the front of the property.

Location

With easy access to the M5, Stroud Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

Material Information

Tenure: Freehold

Local Authority and Rates: Gloucester City Council - Tax Band D (£2,138.06 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

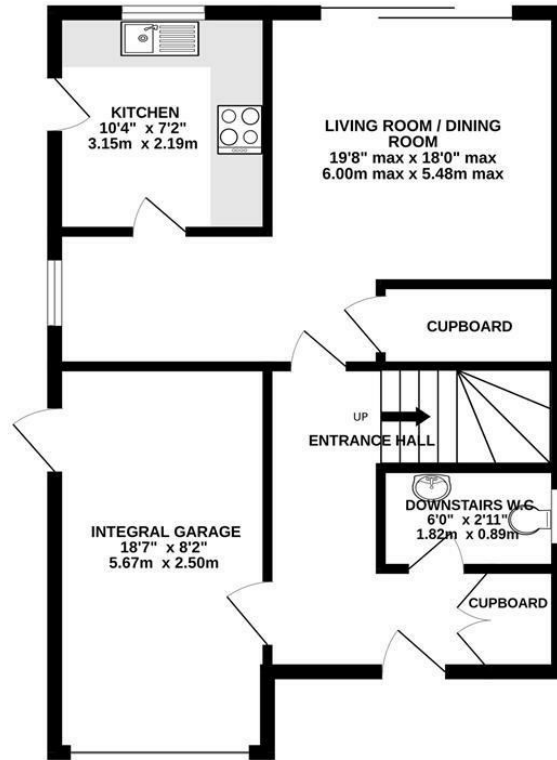
Heating: Gas central heating.

Broadband speed: Standard 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.

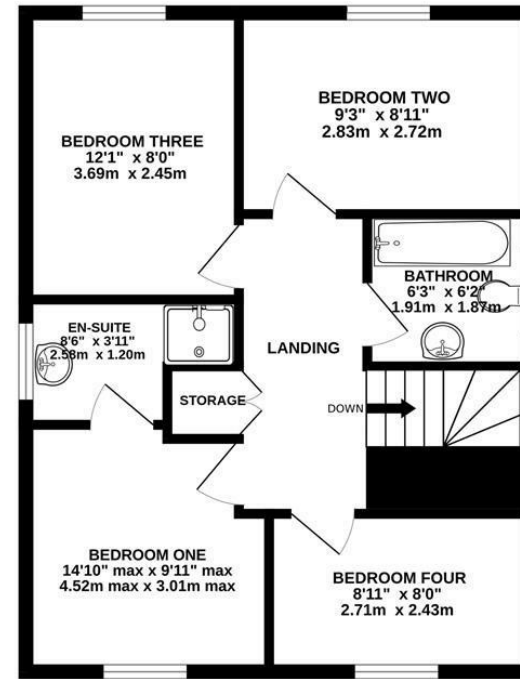
Mobile phone coverage: EE, O2, Vodafone, Three.



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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.

