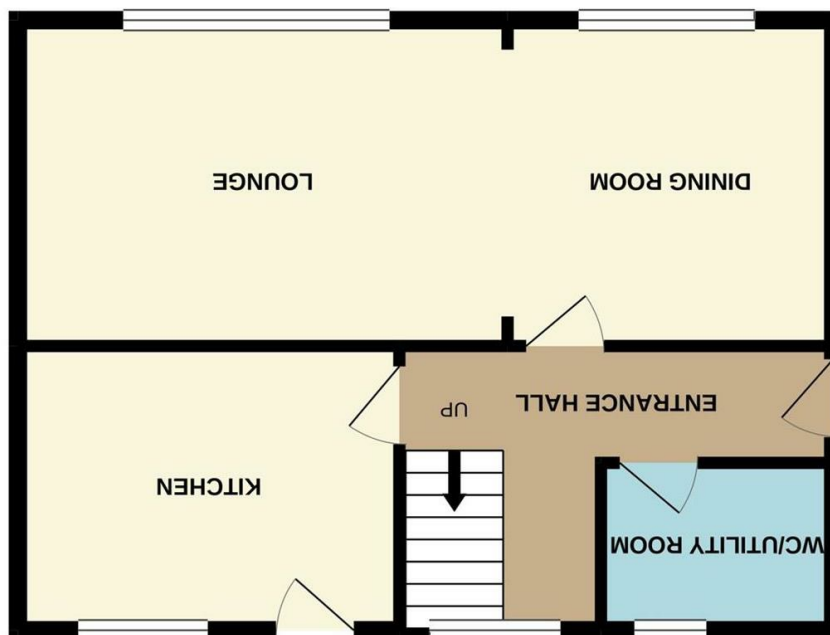
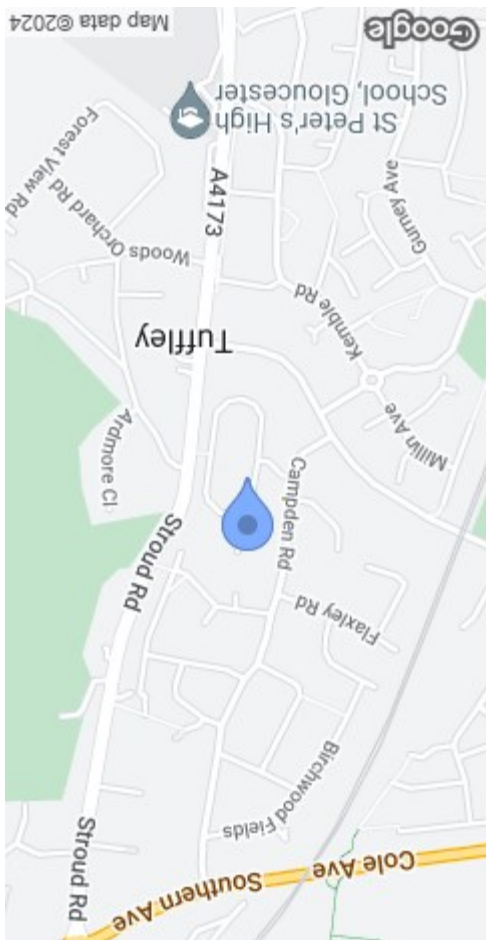




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-95



GROUND FLOOR



14 Rissington Road
 Tuffley, Gloucester GL4 0HP

£360,000

Immaculate three/four bedroom detached family home situated in a lovely established, elevated position with outstanding far reaching views.

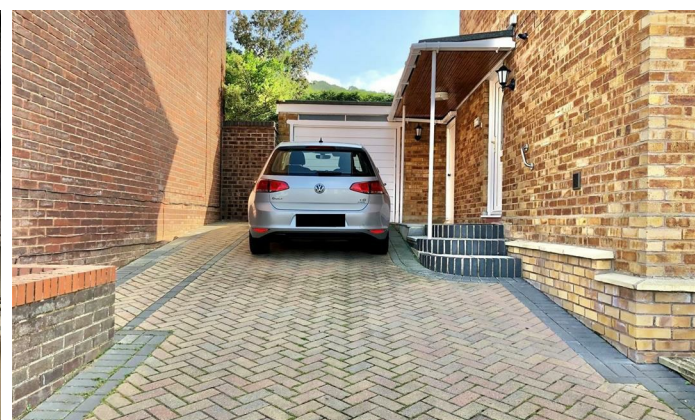
Internally the property has a lovely light lounge and dining room with views, a modern fitted kitchen with built in appliances which overlooks the rear garden, a useful cloakroom/utility room and to the first floor four bedrooms of which three have built in wardrobes and a bathroom with a white suite.

Externally you have a well maintained front garden, a block paved driveway which leads up to the garage. To the rear there is a lovely landscaped garden with a large patio ideal for entertaining with the rest of the garden being laid to lawn with pretty flower borders.

Tuffley is a popular and historic suburb of Gloucester, in the county of Gloucestershire. Recorded as Tuffley, Tufley, Tufty, Tuffel, Tuffill and possibly others, this suburb was once a village mentioned in the Domesday book of 1086 as 'Tuffelege', which suggests a meaning of Tuffa's farm, with Tuffa being an Anglo-Saxon personal name.

Four local churches have a base in Tuffley: St George's (Church of England), St Barnabas (Church of England), English Martyrs (Roman Catholic) and the Grange Baptist Church (Baptist).

There is excellent schooling for all ages, two public houses (The Pike and Musket and The Fox and Elm), two libraries, community centre, sports centre, doctors surgery and a variety of shops and excellent public transport links.



Upvc double glazed side entrance door with leaded lights under a covered entrance area leads into:

ENTRANCE HALLWAY

Single radiator, understairs storage recess, telephone point.

DINING ROOM

10'6 x 10'4 (3.20m x 3.15m)

Single radiator, coved ceiling, upvc double glazed window to front elevation with outstanding far reaching views over the surrounding countryside and May Hill, archway through to:

LOUNGE

15'7 x 10'5 (4.75m x 3.18m)

Ornamental Cotswold stone style fireplace surround, tv point, wall lights, coved ceiling, single radiator, upvc double glazed window to front elevation with outstanding far reaching views.

KITCHEN

12'3 x 9'1 max (3.73m x 2.77m max)

A range of base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, built in electric hob, oven and extractor hood, space for a fridge, single radiator, downlighters, upvc double glazed window and door to rear elevation overlooking the rear garden.

CLOAKROOM/UTILITY

7'4 x 5'4 (2.24m x 1.63m)

Wash hand basin with a cupboard below, plumbing for automatic washing machine, low level w.c., chrome heated towel rail, downlighters, upvc double glazed window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, upvc double glazed picture window to rear elevation overlooking the rear garden.

BEDROOM 1

13'3 x 10'4 max (4.04m x 3.15m max)

Built in wardrobes, double radiator, coved ceiling, upvc double glazed window to front elevation with outstanding far reaching views over the surrounding countryside and May Hill.

BEDROOM 2

10'7 x 10'4 (3.23m x 3.15m)

Built in wardrobe, airing cupboard with a hot water cylinder and slatted shelving, single radiator, upvc double glazed window to front elevation with outstanding far reaching views.

BEDROOM 3

9'1 x 7'5 (2.77m x 2.26m)

Built in wardrobes, single radiator, upvc double glazed window to side elevation.

BEDROOM 4

9'2 x 5'9 (2.79m x 1.75m)

Single radiator, telephone point, upvc double glazed window to rear elevation overlooking the rear garden and Robinswood Hill.

BATHROOM

6' x 5'5 (1.83m x 1.65m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, fully tiled walls, extractor fan, chrome heated towel rail, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is a garden area which is laid to lawn with well stocked flower borders. To the side there is a block paved driveway providing off road parking leading to a:

ATTACHED GARAGE

18'9 x 10'7 max (5.72m x 3.23m max)

Up and over door to front elevation, upvc double glazed door to side elevation, window to side elevation, power, lighting and built in storage cupboards.

To the rear there is a beautiful enclosed landscaped garden measuring approximately 60ft in length with a paved patio leading onto a pathway having lawned areas to either side along with well stocked flower borders, plants, shrubs, bushes and mature trees all surrounding by fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: D
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Stroud Road proceed into Tuffley Lane just opposite the Fox and Elms public house then take the first turning right into Campden Road. Take the first right into Coberley Road then left into Rissington Road where the property can be located on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).