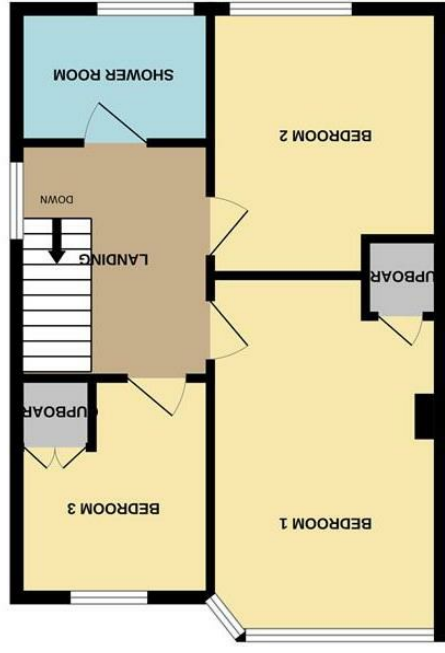
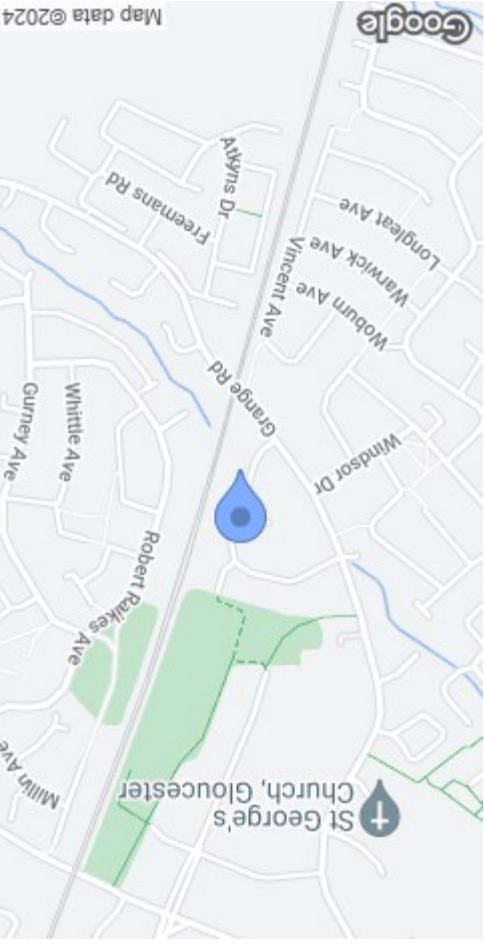


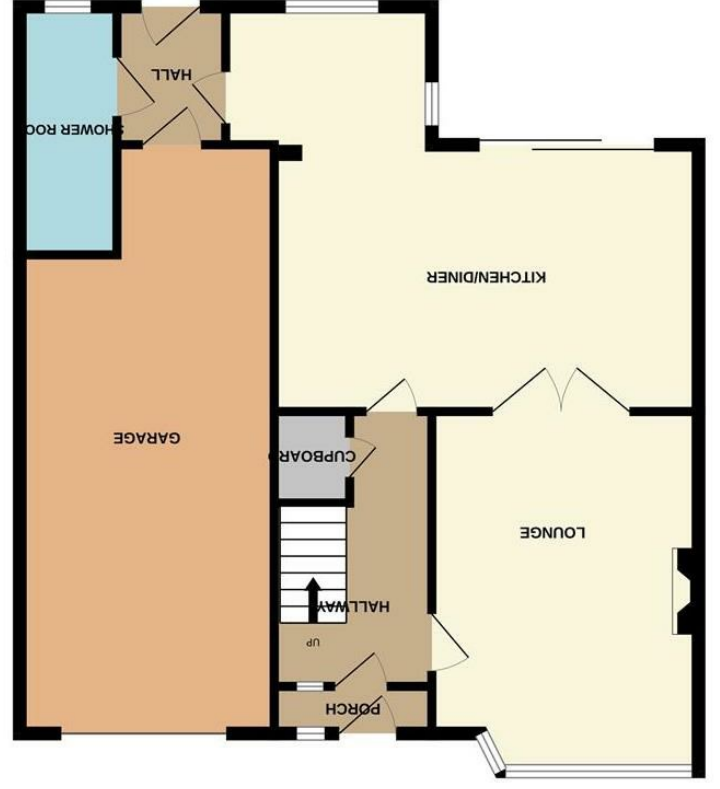


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating
 81 82 (max) 83 (min)	 C D E F G (max) G (min)



1ST FLOOR 471 sq.ft. (43.7 sq.m.) approx.



GROUND FLOOR 847 sq.ft. (78.6 sq.m.) approx.

TOTAL FLOOR AREA: 1317 sq.ft. (122.4 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. 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 operation or efficiency can be given.  
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79 Holmwood Drive  
 Tuffley, Gloucester GL4 0PN



STEVE GOOCH  
 ESTATE AGENTS | EST 1985



**£320,000**

Extended and well presented three bedroom semi detached house with two shower rooms and a 25ft garage situated in a desirable family area near Randwick Park.

Accommodation comprises hall, lounge, extended kitchen/diner, downstairs shower room.

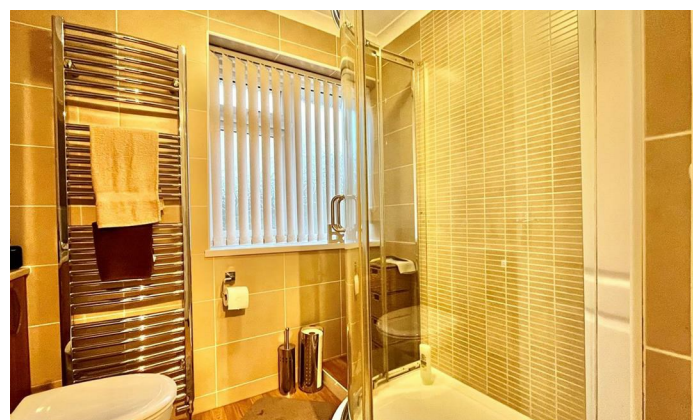
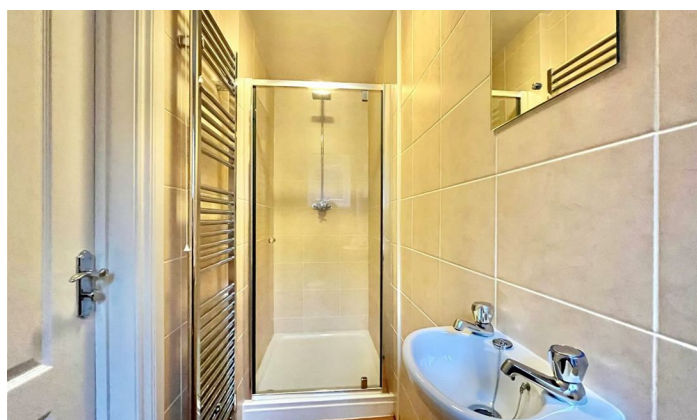
Upstairs you have three bedrooms and a further shower room.

Outside there is a block paved driveway, garage and a low maintenance enclosed rear garden with decked patios and a wooden built shed.

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 front door leads into:

**ENTRANCE PORCH**

Lighting, a further upvc double glazed door leads into:

**ENTRANCE HALL**

Single radiator, telephone point, stairs leading off with cupboard under, coved ceiling.

**LOUNGE**

15'4 x 11'5 max (4.67m x 3.48m max)

Cast iron fireplace with a wooden surround and a granite hearth housing a coal effect electric fire, double radiator, tv point, coved ceiling, upvc double glazed window to front elevation, double doors through to:

**EXTENDED KITCHEN/DINER**

18'7 x 17'4 max (5.66m x 5.28m max)

Base and wall mounted units, laminated worktops, tiled splashback, stainless steel single drainer sink unit with a mixer tap, built in electric oven, ceramic hob and extractor hood, plumbing for automatic washing machine, breakfast bar, space for table and chairs, double radiator, upvc double glazed doors and window to rear elevation overlooking the rear garden.

**REAR ENTRANCE HALL**

Single radiator, cloaks hanging space, upvc double glazed door to rear elevation, personal access door into the garage.

**SHOWER ROOM**

10'6 x 3'1 (3.20m x 0.94m)

Shower enclosure and unit, low level w.c., wash hand basin, fully tiled walls, chrome heated towel rail, upvc double glazed window to rear elevation.

From the entrance hall stairs lead to the first floor.

**LANDING**

Access to loft space, coved ceiling, upvc double glazed window to side elevation.

**BEDROOM 1**

16' x 9'9 max (4.88m x 2.97m max)

Built in storage cupboard with shelving, double radiator, coved ceiling, upvc double glazed window to front elevation.

**BEDROOM 2**

9'9 x 9'4 (2.97m x 2.84m)

Single radiator, tv point, upvc double glazed window to rear elevation overlooking the rear garden.

**BEDROOM 3**

9'9 x 7'2 max (2.97m x 2.18m max)

Built in storage cupboard, single radiator, upvc double glazed window to front elevation.

**FIRST FLOOR SHOWER ROOM**

7'1 x 5'5 (2.16m x 1.65m)

Corner shower cubicle and unit, low level w.c., wash hand basin with a mixer tap, worksurface and cupboard below, chrome heated towel rail, fully tiled walls, coved ceiling, upvc double glazed window to rear elevation.

**OUTSIDE**

To the front there is a block paved driveway which in turn leads to a:

**GARAGE**

25'8 x 8'3 max (7.82m x 2.51m max)

Up and over door to front elevation, power, lighting, built in storage cupboard, wall mounted gas fired central heating boiler.

To the rear there is an enclosed low maintenance garden measuring approximately 60ft in length laid to gravel with a raised wooden deck, wooden built garden shed and the whole is surrounded by panelled fencing.

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: C  
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 St Barnabas roundabout proceed up Stroud Road passing the Fox and Elms Public House on the left hand side and just after St Peters School turn right where signposted into Grange Road. Continue along here and go under the railway bridge turning first right into Holmwood Drive where the property can be located.

**PROPERTY SURVEYS**

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

**AGENTS NOTE**

This property did flood in 2007 due to the culvert/sluice gates being closed.

