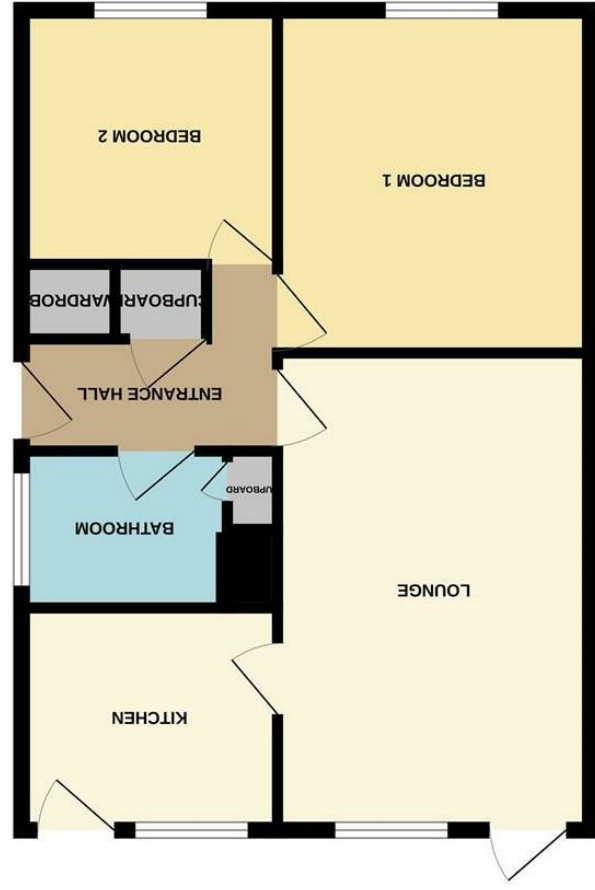
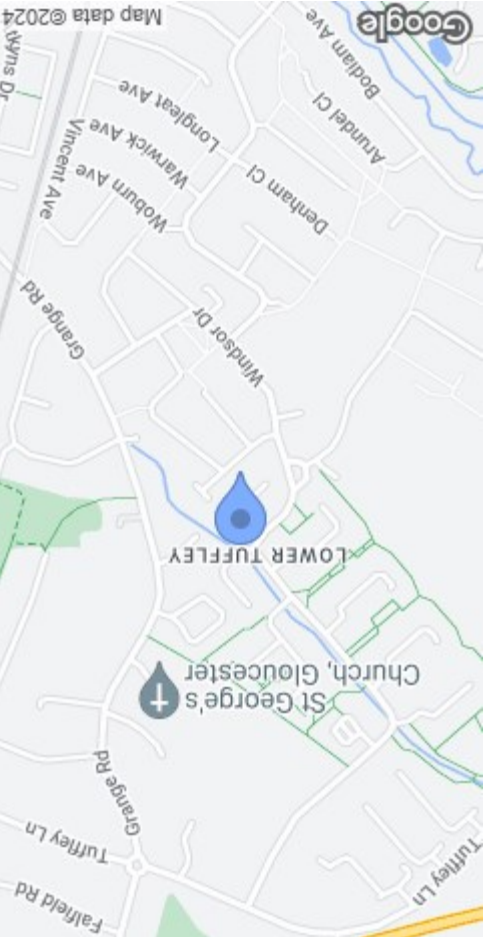




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and their areas are approximate and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficacy. See the green box for further information. This plan is illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficacy. See the green box for further information.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
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13 Gainsborough Drive
 Tuffley, Gloucester GL4 0QR

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Offers Over £250,000

Chain free two double bedroom semi detached bungalow with a modern fitted kitchen and bathroom suite situated on a level plot in a convenient location.

Accommodation comprises hallway, lounge/diner with a door to the garden, fitted kitchen, two double bedrooms and a bathroom with a white suite.

Outside you have a tarmac driveway leading up to the garage and a pleasant enclosed 50ft rear garden with a patio and lawn.

Tuffley is a popular and historic suburb of Gloucester, in the county of Gloucestershire. Recorded as Tuffley, Tufley, Tufly, 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.



Double glazed side entrance door leads into:

ENTRANCE HALLWAY

Single radiator, downlighters, access to loft space, built in storage cupboard.

LOUNGE

16'7 x 10'9 (5.05m x 3.28m)

Double radiator, tv point, wall lights, upvc double glazed door and window to rear elevation overlooking the rear garden.

KITCHEN

8'9 x 7'9 (2.67m x 2.36m)

Modern base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit with a mixer tap, built in electric oven, ceramic hob and extractor hood, plumbing for automatic washing machine, space for fridge/freezer, downlighters, breakfast bar, wall mounted electric heater, upvc double glazed windows to side and rear elevations, matching door to rear elevation.

BEDROOM 1

12' x 10'9 (3.66m x 3.28m)

Single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 2

9'1 x 8'8 (2.77m x 2.64m)

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

BATHROOM

7'3 x 5'4 max (2.21m x 1.63m max)

White suite comprising panelled bath with a mixer tap and shower head attachment, low level w.c., pedestal wash hand basin, partially tiled walls, shaver light, downlighters, vertical radiator, cupboard housing the gas fired central heating boiler with slatted shelving, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a garden laid to lawn and a tarmac driveway providing off road parking. Wooden built gates at the side lead to further off road parking and in turn to a:

DETACHED GARAGE

Double wooden doors to front elevation, window to side elevation.

To the rear there is a pleasant enclosed garden measuring approximately 50ft in length which is mainly laid to lawn with a paved patio surrounded by panelled fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
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 our office proceed along Windsor Drive towards Holmleigh Road taking the first turning right just after the Pike and Musket public house into Gainsborough Drive where the property can be found on the left 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).