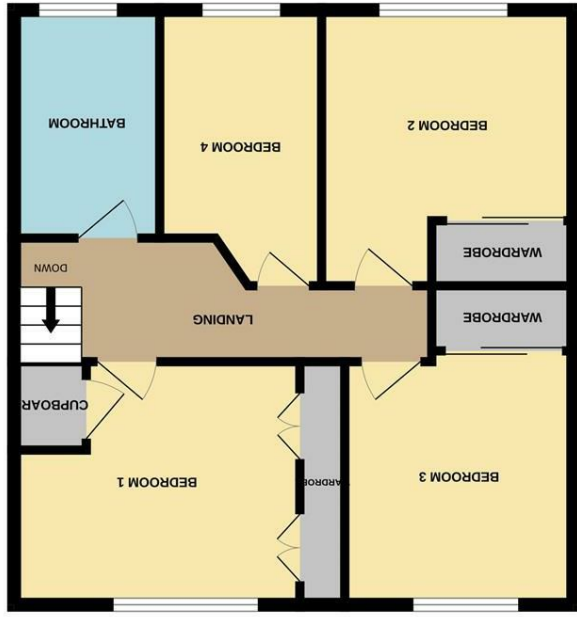
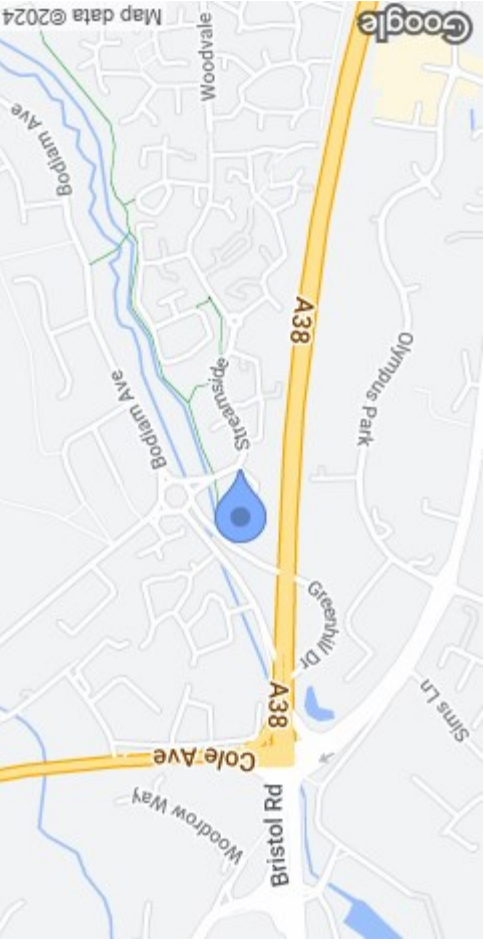


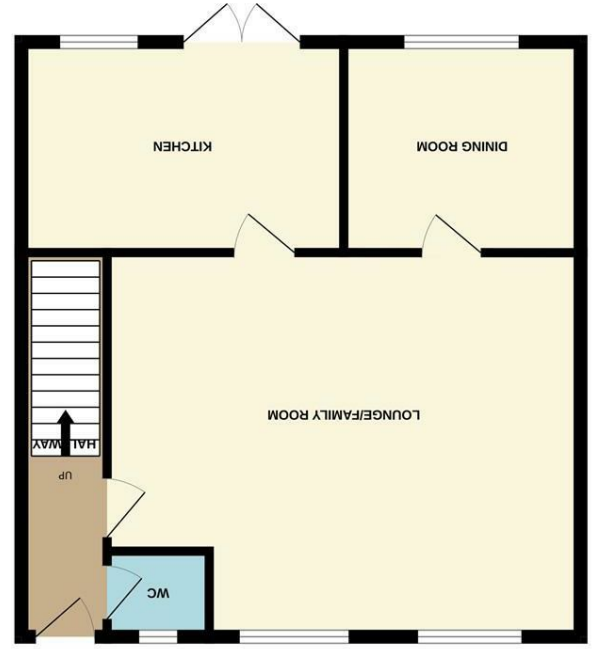


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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: 86-100



1ST FLOOR
 599 sq.ft. (55.6 sq.m.) approx.



GROUND FLOOR
 599 sq.ft. (55.6 sq.m.) approx.

TOTAL FLOOR AREA: 1197 sq.ft. (111.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 operability or efficiency can be given.
 Made with Metropix ©2024



Offers Over £300,000

Largely extended and beautifully presented four double bedroom semi detached house located at the end of a small cul-de-sac.

Accommodation comprises hallway, cloakroom, 19ft lounge/family room, dining room, newly fitted kitchen with built in appliances and French doors onto the patio.

Upstairs you have four double bedrooms and a re-fitted bathroom.

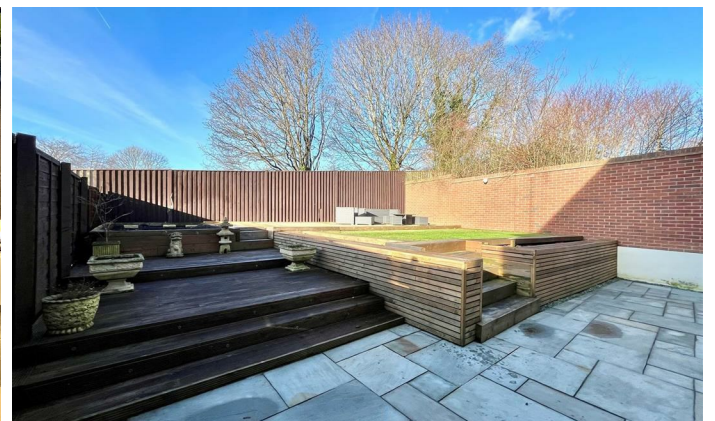
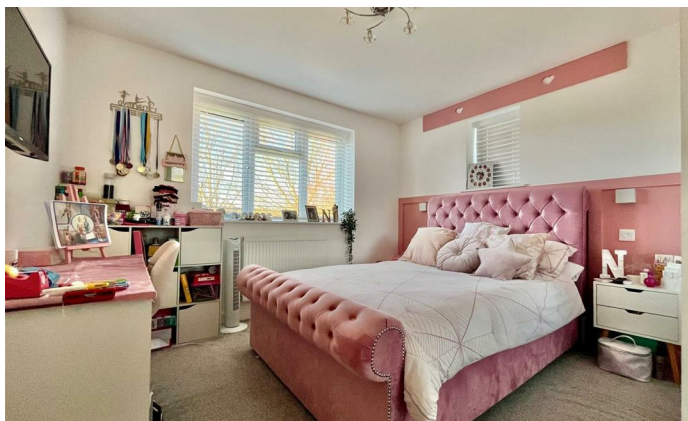
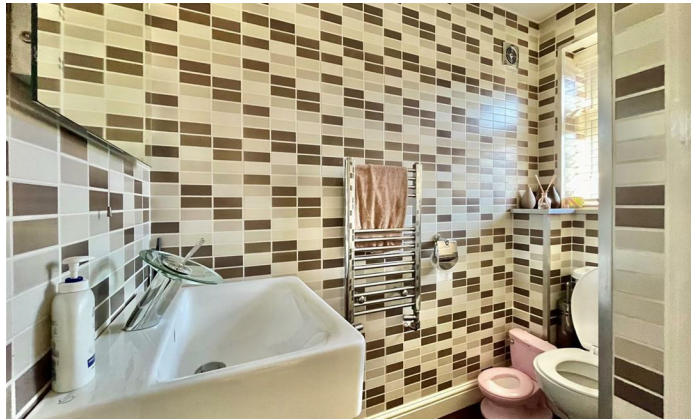
Outside at the front there is off road parking and a garden that is laid to lawn and paving stones.

At the rear of the property you have a landscaped enclosed garden with a paved patio, deck, astro turf and a pond.

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.



Double glazed front door leads into:

ENTRANCE HALLWAY

Solid wood flooring, single radiator, coved ceiling, downlighters, stairs leading off.

CLOAKROOM

Wash hand basin with a mixer tap and drawers below, low level w.c., chrome heated towel rail, solid wood flooring, downlighters, extractor fan, upvc double glazed window to front elevation.

EXTENDED LOUNGE/FAMILY ROOM

19'7 x 16'2 (5.97m x 4.93m)

Two vertical radiators, media wall with tv point and downlighting, coved ceiling, two upvc double glazed windows to front elevation overlooking the garden.

DINING ROOM

10'9 x 9' (3.28m x 2.74m)

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

NEWLY FITTED KITCHEN

14'7 x 8'9 (4.45m x 2.67m)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer one and a half bowl sink unit with a mixer tap, built in electric oven, five burner gas hob and extractor hood, built in washing machine, vertical radiator, High Gloss tiled floor, downlighters, upvc double glazed window and French doors to rear elevation leading out onto the patio.

From the entrance hallway stairs lead to the first floor.

LANDING

Downlighters, access to loft space via a pull down ladder, single radiator.

BEDROOM 1

13'9 x 10'9 max (4.19m x 3.28m max)

Built in wardrobe, built in storage cupboard, coved ceiling with downlighters, ceiling fan, single radiator, upvc double glazed window to front elevation.

BEDROOM 2

11'1 x 10'9 max (3.38m x 3.28m max)

Double built in wardrobe, single radiator, tv point, upvc double glazed windows to side and rear elevations.

BEDROOM 3

9'8 x 8' (2.95m x 2.44m)

Double built in wardrobe, single radiator, tv point, upvc double glazed window to front elevation.

BEDROOM 4

11'2 x 7'3 max (3.40m x 2.21m max)

Downlighters, single radiator, upvc double glazed window to rear elevation.

BATHROOM

6'8 x 5'8 (2.03m x 1.73m)

White suite comprising panelled bath with a mixer tap and a shower unit over, low level w.c., wash hand basin with a mixer tap and a work surface, fully tiled walls, shaver point, tiled floor, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is a garden which is laid to lawn and patio and off road parking with a flower border and a wooden built garden shed.

There is a personal access door at the side leading around to the landscaped enclosed rear garden with a patio leading upto decking and Astro Turf with a garden pond.

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 Windsor Drive proceed into Chatsworth Avenue and take the last turning right into Bodiam Avenue. Follow this road to the end and at the roundabout turn left into Streamside then right into Daniels Meadow where the property can be located at the end of the cul-de-sac.

PROPERTY SURVEYS

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