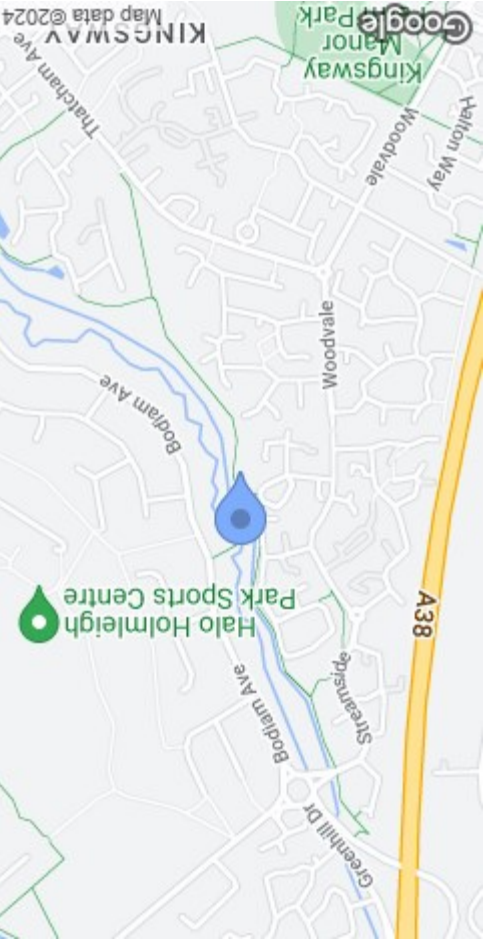




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

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 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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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 kWh/m ² (new build only) B: 81-91 kWh/m ² C: 69-80 kWh/m ² D: 55-68 kWh/m ² E: 46-54 kWh/m ² F: 35-45 kWh/m ² G: 1-34 kWh/m ² (new build only)	 A: 100 g/kWh or less B: 101-120 g/kWh C: 121-150 g/kWh D: 151-200 g/kWh E: 201-250 g/kWh F: 251-300 g/kWh G: 301+ g/kWh



1ST FLOOR



GROUND FLOOR



10 Hale Close
 Tuffley, Gloucester GL4 0WH

£200,000

Beautifully presented two bedroom end of terrace house with a downstairs cloakroom situated in a really pleasant edge of development position with allocated off road parking.

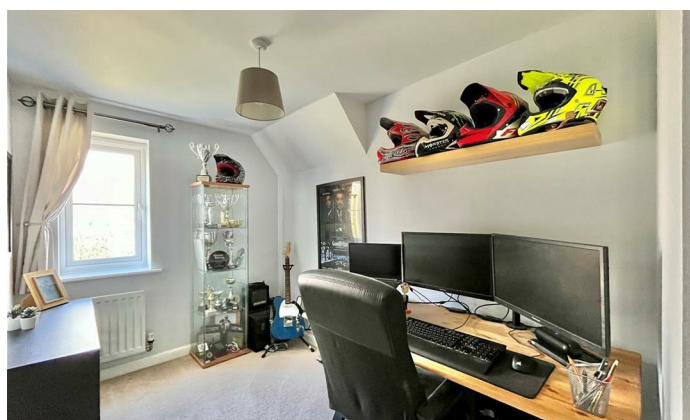
Accommodation comprises hallway, cloakroom, lovely light open plan living space that includes a fitted kitchen with built in appliances, bedroom one, bedroom two and the bathroom with a white suite.

Outside there is a paved pathway leading to the front door and allocated off road parking.

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

Single radiator.

CLOAKROOM

5'6 x 3'1 (1.68m x 0.94m)

White suite comprising low level w.c., pedestal wash hand basin with a tiled splashback, single radiator, upvc double glazed window to front elevation.

OPEN PLAN LIVING SPACE

15'8 x 15'6 (4.78m x 4.72m)

Base and wall mounted units, laminated worktops and splashbacks, single drainer stainless steel sink unit with a mixer tap, built in fridge/freezer, built in four burner gas hob, newly fitted electric oven and extractor hood, downlighters, three single radiators, tv point, telephone point, space for table and chairs, stairs leading off with cupboard under, upvc double glazed windows to front, side and rear elevations overlooking the surrounding area.

From the lounge area stairs lead to the first floor.

LANDING

Access to loft space, cupboard housing the gas fired combination boiler with hanging space.

BEDROOM 1

10'3 x 10' max (3.12m x 3.05m max)

Built in wardrobe with hanging space and shelving, single radiator, upvc double glazed windows to front and side elevations overlooking the surrounding area.

BEDROOM 2

13'7 x 6'7 max (4.14m x 2.01m max)

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

BATHROOM

6'3 x 5'5 (1.91m x 1.65m)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, shaver point, downlighters, extractor fan, heated towel rail, upvc double glazed window to rear elevation.

OUTSIDE

At the front there is a pathway leading to the front door and at the rear there is allocated off road parking and visitor's parking.

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.

MAINTENANCE CHARGES

£196.00 Per Annum.

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 into Chatsworth Avenue and at the end turn right into Bodiam Avenue. Proceed along here to the end and take the first turning off the roundabout into Streamside. At the next roundabout take the first turning off into Cardinal Drive then the second turning left into Lasborough Drive, follow this road down into Hale Close 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).