



75B Grange Road  
Tuffley, Gloucester GL4 0PT



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 75B Grange Road

## Tuffley, Gloucester GL4 0PT

£420,000

**A very well presented four bedroom link detached property situated in a plot measuring 194ft from front to back and is offered with no onward chain.**

The accommodation briefly comprises entrance hall, lounge, study, kitchen, dining room, wet room and utility room. Whilst to the first floor four double bedrooms with the master having an en-suite shower room and family bathroom.

Additional benefits include upvc double glazing throughout, gas fired central heating, spacious and versatile accommodation, four double bedrooms, solar panels, lovely private landscaped rear garden with vegetable produce area, ample off road parking for approximately five vehicles and convenient and popular location.

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.



Ornate composite door with ornate glazed panels leads into:

### **ENTRANCE HALL**

Various doors leading off, storage cupboard, radiator, solid oak flooring, stairs leading off, part glazed door leads into:

### **LOUNGE**

**16'8" x 12'1" (5.1m x 3.7m)**

Feature fireplace housing a wood burning stove and tiled hearth, two radiators, power points, upvc double glazed window overlooking the front aspect, double glazed doors lead into the dining room.

### **STUDY**

**8'6" x 7'2" (2.6m x 2.2m )**

Power points, radiator, laminate wood flooring, part glazed door into:

### **UTILITY ROOM**

Base and wall mounted units, roll edge worksurface, stainless steel sink and drainer unit, plumbing and space for automatic washing machine, space for freezer, gas boiler supplying domestic hot water and central heating, radiator, power point, upvc double glazed window to side aspect.

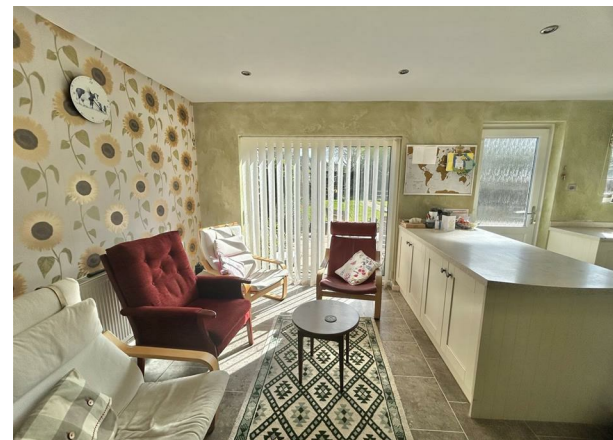
### **WALK IN WET ROOM**

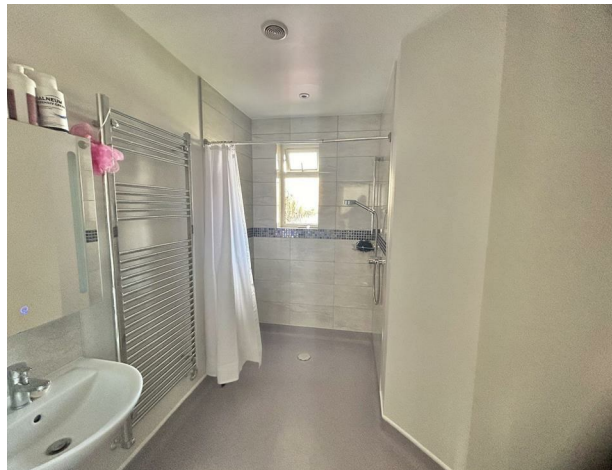
Modern white suite comprising close coupled w.c., wall mounted wash hand basin with a tiled splashback, shower, mirror fronted medicine cabinet, chrome heated towel rail, upvc double glazed opaque window to front aspect.

### **KITCHEN**

**25'11" x 9'2" (7.9m x 2.8m )**

A cream Shaker style kitchen comprising a range of base, drawer and wall mounted units, corian worktop, stainless steel sink and drainer unit with a mixer tap, space and plumbing for dishwasher, space for larder style fridge/freezer, gas hob with extractor hood over, electric double oven, radiator, karndean flooring, upvc double glazed windows to side and rear aspects, aluminium sliding patio doors into the private gardens, opening through to:





## DINING ROOM

15'5" x 8'10" (4.7m x 2.7m)

Radiator, storage cupboard housing the battery for the solar panels, laminate wood flooring, part glazed doors into the entrance hall and lounge.

From the entrance hall stairs lead to the first floor.

## LANDING

Various doors leading, airing cupboard with shelving, access into roof space, upvc double glazed window to side aspect.

## BEDROOM 1

16'8" x 9'6" (5.1m x 2.9m)

Radiator, power points, upvc double glazed window to front aspect, door into:

## EN-SUITE SHOWER ROOM

White suite comprising close coupled w.c., pedestal wash hand basin, fully tiled shower cubicle, built in vanity unit/storage, part tiled walls, radiator, upvc double glazed opaque window to side aspect.

## BEDROOM 2

11'1" x 10'2" (3.4m x 3.1m)

Radiator, power points, roof light.

## BEDROOM 3

10'5" x 9'2" (3.2m x 2.8m)

Radiator, power points, upvc double glazed window overlooking the rear gardens,

## BEDROOM 4

10'2" x 9'2" (3.1m x 2.8m)

Radiator, power points, upvc double glazed window overlooking the private rear gardens.

## BATHROOM

White suite comprising close coupled w.c., pedestal wash hand basin, modern panelled bath, panelled and tiled walls, upvc double glazed opaque window to front aspect.



## OUTSIDE

To the front there is a large paved driveway providing ample off road parking for approximately five vehicles, electric car charging point. The front garden is predominately laid to lawn and is enclosed to the side by brick walling, mature hedging and timber panel fencing.

To the rear there is a landscaped garden measuring approximately 100ft in length which is predominately laid to lawn with a large paved patio, outside water tap, side access gate, shrubs, bushes and a pathway leading to a vegetable produce area. To the top of the garden there are three garden sheds and all is enclosed by a combination of timber panel fencing.

## SOLAR PANELS

These were installed in October 2020 and are owned. They are 3.8kw array with a 58kw battery power back up.

## SERVICES

Mains water, electricity, gas and drainage.

## WATER RATES

To be advised.

## LOCAL AUTHORITY

Council Tax Band: E  
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.





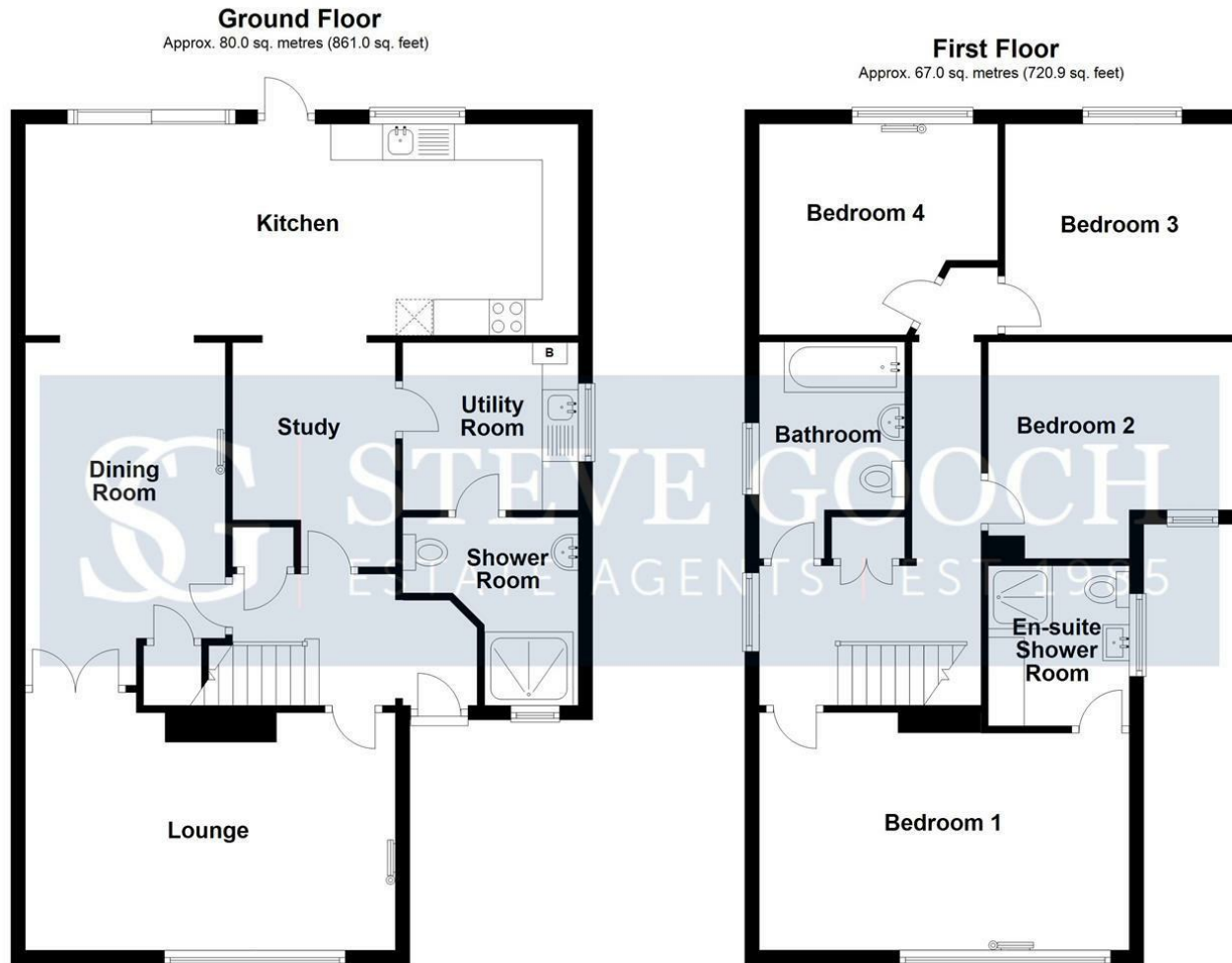
## DIRECTIONS

From Cole Avenue turn right at the traffic lights into Epney Road and at the roundabout take the 2nd exit off into Grange Road where the property can be located on the left hand side with a For Sale board.

## PROPERTY SURVEYS

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





Total area: approx. 147.0 sq. metres (1581.9 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	86
(69-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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