



Caswall House, 14 Tuffley Lane
Tuffley, Gloucester GL4 0DT



STEVE GOOCH
ESTATE AGENTS | EST 1985

Caswall House, 14 Tuffley Lane

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£430,000

An attractive 1950's three bedroom detached family home situated in well established mature gardens with a plot measuring 130ft and all is offered with no onward chain.

The accommodation comprises entrance hall, cloakroom, lounge with bay window, dining room, orangery, kitchen, breakfast room and study. Whilst to the first floor two double bedrooms, one single bedroom and family bathroom.

Additional benefits include gas fired central heating, upvc double glazing, spacious and versatile accommodation, well established and delightful front and rear gardens.

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.



Two part glazed upvc double glazed doors lead into:

ENTRANCE PORCH

Feature glass archway with two opening windows and opaque glazed panel below, wooden part glazed door leading into:

ENTRANCE HALL

Various doors leading off, stairs leading off with storage cupboard under.

CLOAKROOM

Low level w.c., wall mounted wash hand basin with tiled splashbacks, tiled flooring, aluminium opaque glazed window to side aspect.

LOUNGE

14'1" x 13'1" (4.3m x 4m)

Feature Adam style fireplace with a marble hearth and backing, coal effect gas fire, power points, two radiators, upvc double glazed bay window to front aspect, upvc double glazed window to side aspect, double doors lead into:

DINING ROOM

14'1" x 12'5" (4.3m x 3.8m)

Ornate brick fireplace with a stone hearth housing an electric fire, radiators, power points, upvc glazed windows and double glazed French doors lead through to the:

ORANGERY

12'5" x 11'1" (3.8m x 3.4m)

Tiled flooring, power points, upvc part glazed French doors and matching opening lights with glazed panels onto the delightful rear garden.





KITCHEN

10'2" x 12'1" (3.11 x 3.7)

Modern light kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurface, stainless steel one and a half bowl sink and drainer unit, tiled splashbacks, space for cooker with extractor hood over, space and plumbing for automatic washing machine, space for dishwasher, space for fridge, serving hatch through to the dining room, larder style cupboard, laminate wood flooring, opening through to:

BREAKFAST ROOM

11'9" x 9'2" (3.6m x 2.8m)

Gas wall mounted heater, laminate wood flooring, upvc part glazed door gives access into the delightful rear garden and matching windows with opening lights.

STUDY

11'1" x 9'2" (3.4m x 2.8m)

Power points, gas wall mounted heater, upvc double glazed window with opening light to rear aspect overlooking the delightful rear garden, personal door into the garage.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, access into partially boarded loft space via a pull down ladder, walk in wardrobe having a upvc double glazed window to side aspect and lighting, airing cupboard housing the immersion tank and slatted shelving, upvc double glazed window overlooking the front garden.

BEDROOM 1

14'1" x 13'1" (4.3m x 4m)

Power points, radiator, upvc double glazed bay window to front aspect and upvc double glazed window to side aspect.

BEDROOM 2

13'9" x 12'5" (4.2m x 3.8m)

Radiator, power points, upvc double glazed windows to side and rear aspects.



BEDROOM 3

12'1" x 7'10" (3.7m x 2.4m)

Radiator, power points, pedestal wash hand basin with tiled splashback, upvc double glazed window overlooking the rear garden.

FAMILY BATHROOM

White suite comprising close coupled w.c., pedestal wash hand basin, bidet, modern paneled bath with shower over, tiled splashbacks, radiator, mirror fronted wall mounted medicine cabinet, tiled flooring, opaque upvc double glazed window to side aspect.

OUTSIDE

To the front wrought iron gates give access onto a tarmacadam driveway providing off road parking for numerous vehicles which in turn leads to a:

GARAGE

Up and over door to front elevation, power, lighting, wall mounted boiler.

The gardens to the front are well established and are laid to lawn with well stocked borders with trees, shrubs and bushes. Gates at either sides lead around to the established mature rear garden which has a lawned area, patio area, delightful well stocked pond, an abundance of plants, trees shrubs and bushes including three apple trees and cherry plum and is enclosed by a combination of timber panel fencing and hedging.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: D

Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE

Freehold.





DIRECTIONS

From St Barnabas roundabout take Stroud Road towards Stroud turning right into Tuffley Lane opposite the public house and proceed along here for a short distance where Caswall House can be found on the right hand side with a For Sale board.

VIEWING

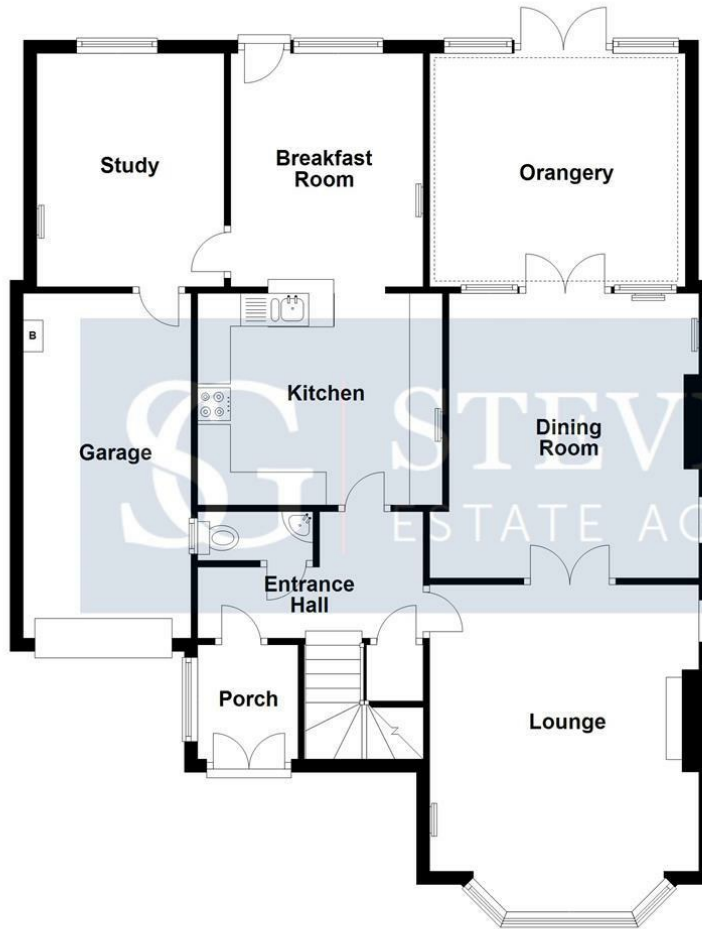
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

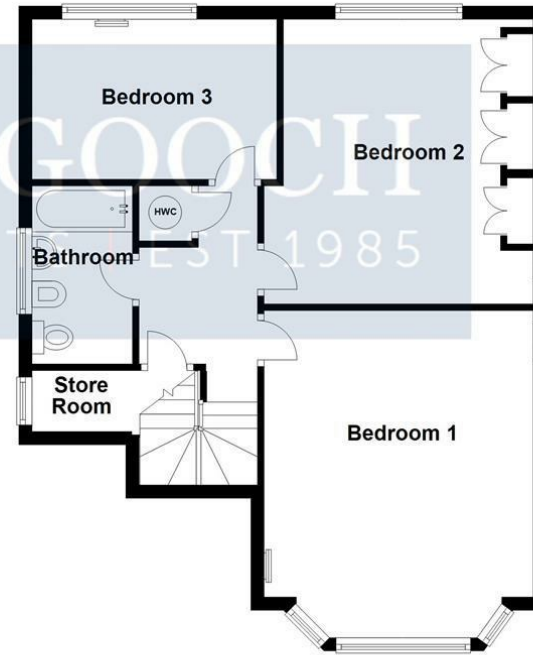
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



Ground Floor
Approx. 112.6 sq. metres (1212.2 sq. feet)



First Floor
Approx. 60.5 sq. metres (651.7 sq. feet)



Total area: approx. 173.2 sq. metres (1863.9 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.

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	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	58	69
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>		
England & Wales	EU Directive 2002/91/EC	





27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

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