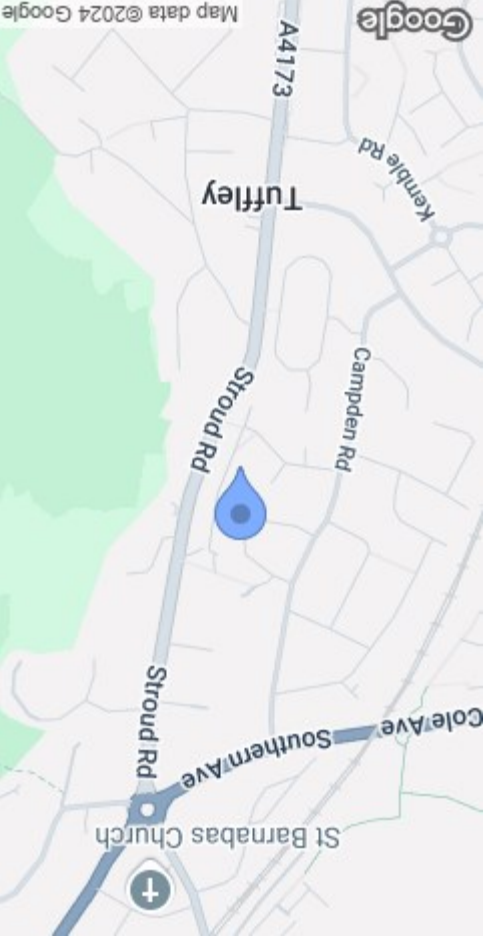




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m² (low energy)</td></tr> <tr><td>B</td><td>48-55 kWh/m²</td></tr> <tr><td>C</td><td>56-63 kWh/m²</td></tr> <tr><td>D</td><td>64-77 kWh/m²</td></tr> <tr><td>E</td><td>78-92 kWh/m²</td></tr> <tr><td>F</td><td>93-120 kWh/m²</td></tr> <tr><td>G</td><td>121-150 kWh/m² (high energy)</td></tr> </table>	A	39-47 kWh/m ² (low energy)	B	48-55 kWh/m ²	C	56-63 kWh/m ²	D	64-77 kWh/m ²	E	78-92 kWh/m ²	F	93-120 kWh/m ²	G	121-150 kWh/m ² (high energy)	<table border="1"> <tr><td>A</td><td>1-10 g/m² (low energy)</td></tr> <tr><td>B</td><td>11-15 g/m²</td></tr> <tr><td>C</td><td>16-20 g/m²</td></tr> <tr><td>D</td><td>21-25 g/m²</td></tr> <tr><td>E</td><td>26-30 g/m²</td></tr> <tr><td>F</td><td>31-35 g/m²</td></tr> <tr><td>G</td><td>36-40 g/m² (high energy)</td></tr> </table>	A	1-10 g/m ² (low energy)	B	11-15 g/m ²	C	16-20 g/m ²	D	21-25 g/m ²	E	26-30 g/m ²	F	31-35 g/m ²	G	36-40 g/m ² (high energy)
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6 Hillborough Road
 Tuffley, Gloucester GL4 0JQ

Offers Over £280,000

Desirable three bedroom semi detached house with a 24ft garage, a downstairs cloakroom, an attic room and a modern fitted kitchen situated in an elevated position with far reaching views.

Accommodation comprises hallway, cloakroom, 23ft light lounge/diner with an open fireplace, fitted kitchen, bedroom one at the front, bedroom two with amazing views, bedroom three, the family bathroom with a white suite and the attic room with its own wc.

Outside you have a driveway leading up to the 24ft garage and a front garden that is laid to lawn with a silver birch tree.

At the rear of the property there is an enclosed garden that is laid to lawn with plants, bushes and a wooden deck.

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.



Upvc double glazed front door leads into:

ENTRANCE HALLWAY

Single radiator, karndean flooring, cloaks hanging space, stairs leading off with cupboard under.

CLOAKROOM

Low level w.c., corner wash hand basin with a tiled splashback, karndean flooring.

LOUNGE/DINER

23'5 x 10'9 max (7.14m x 3.28m max)

Open fireplace with a brick surround and tiled hearth, karndean flooring, two single radiators, coved ceiling, upvc double glazed window to front elevation, matching French doors to rear elevation overlooking the rear garden, surrounding area and hillsides beyond.

KITCHEN

12'1 x 8'6 (3.68m x 2.59m)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for automatic washing machine and dishwasher, double radiator, downlighters, upvc double glazed window to rear elevation with far reaching views, upvc double glazed door to side elevation into the garage.

From the entrance hallway stairs lead to the first floor.

LANDING

Built in storage cupboard, upvc double glazed window to side elevation.

BEDROOM 1

12'4 x 11'1 max (3.76m x 3.38m max)

Single radiator, two upvc double glazed windows to front elevation.

BEDROOM 2

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

Single radiator, upvc double glazed window to rear elevation with outstanding far reaching views.

BEDROOM 3

8'6 x 8'2 (2.59m x 2.49m)

Single radiator, upvc double glazed window to rear elevation with outstanding far reaching views.

BATHROOM

6'2 x 5'4 (1.88m x 1.63m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, fully tiled walls, downlighters, extractor fan, double radiator, upvc double glazed window to side elevation.

From the landing there are steps leading up to the:

ATTIC ROOM

17'2 x 8'5 max (5.23m x 2.57m max)

Built in storage cupboards, upvc double glazed windows to front and rear elevations.

WC

Low level w.c., corner wash hand basin with a tiled splashback, extractor fan.

OUTSIDE

To the front there is a garden which is mainly laid to lawn with a hedgerow surround and a Silver Birch tree. There is also a tarmac driveway leading to the:

GARAGE

24'7 x 9'6 (7.49m x 2.90m)

Up and over door to front elevation, power, lighting, wall mounted gas fired central heating boiler, upvc double glazed French doors to rear elevation leading out into the garden.

The rear garden is mainly laid to lawn with a wooden deck, outside water tap, plants and bushes all surrounded by panelled fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

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 St Barnabas roundabout turn into Southern Avenue then turn first left into Firwood Drive. Proceed along here turning left where signposted into Winchester Drive and continue up here turning left into Hillborough Road where the property can be located 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).