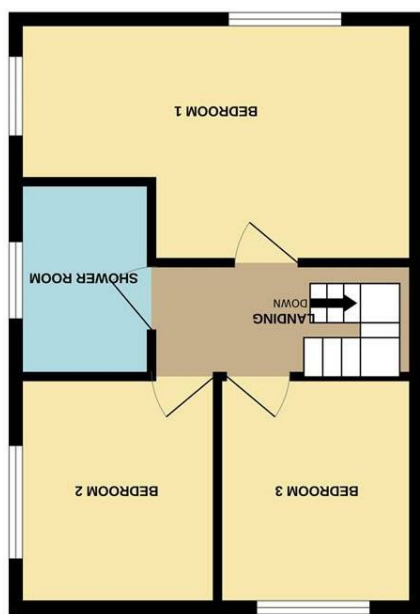




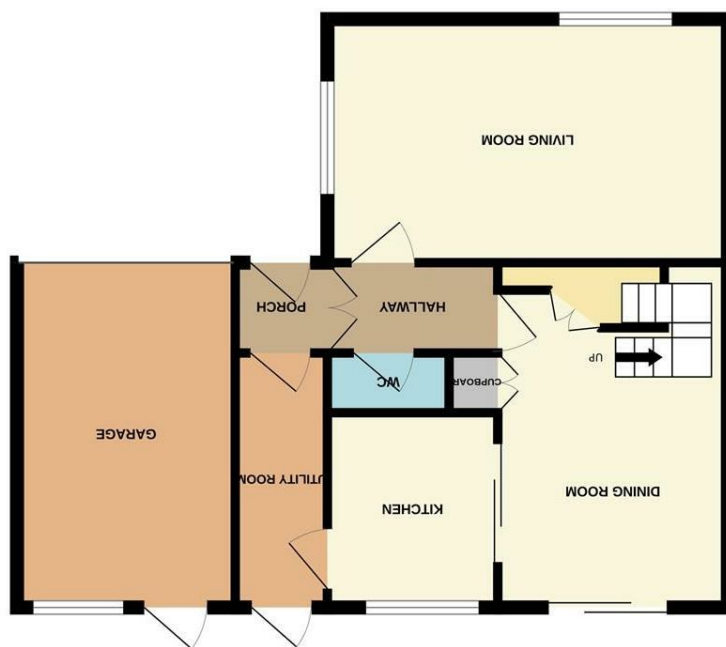
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) 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: 86-95

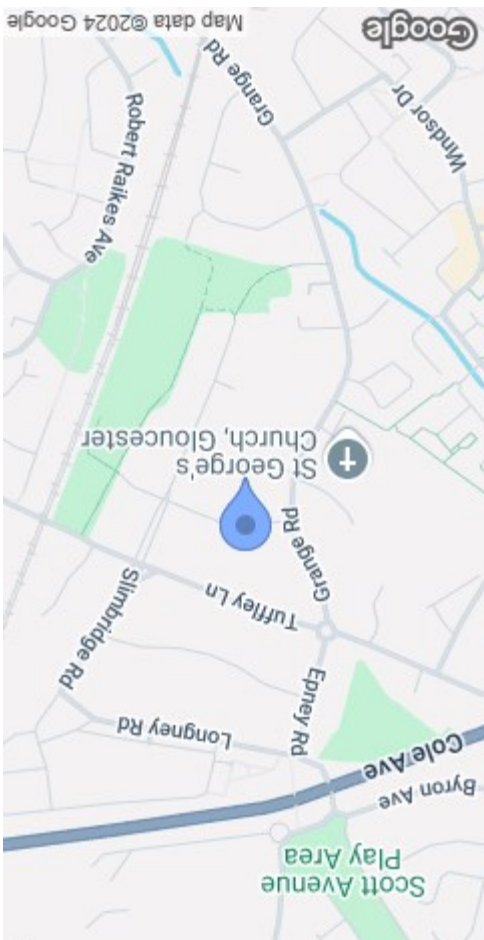
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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1ST FLOOR



GROUND FLOOR



3 St. Davids Close  
 Tuffley, Gloucester GL4 0PX

**£279,950**

A rare opportunity of a well presented three bedroom link detached property situated in this popular cul-de-sac location.

The accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen and utility room whilst on the first floor two double bedrooms, single bedroom and a shower room.

Additional benefits include upvc double glazed windows, gas fired central heating, enclosed private rear garden, off road parking for numerous vehicles and an attached garage.

Tuffley is a popular and historic suburb of Gloucester which has four local churches 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.



Wooden glazed door and matching side panel with stained glass leads into:

#### **ENTRANCE PORCH**

Tiled flooring, various door leading off, through to:

#### **ENTRANCE HALL**

Doors leading off, radiator, power point, door into:

#### **CLOAKROOM**

Low level w.c., wall mounted corner wash hand basin with tiled splashbacks, window into the utility.

#### **LIVING ROOM**

16'0" x 10'5" (4.9m x 3.18m)

Feature stone fireplace with an electric coal effect fire and stone hearth, radiator, power points, upvc double glazed windows to front and side aspects.

#### **DINING ROOM**

12'1" x 8'10" (3.7m x 2.7m)

Doors give access to a cupboard with a hanging rail and shelving, door giving access to an understairs storage area, radiator, power points, upvc double glazed patio doors to rear elevation overlooking the private rear garden, sliding doors lead into:

#### **KITCHEN**

7'2" x 6'6" (2.2m x 2m)

A range of base, drawer and wall mounted units, wooden worktop, tiled splashbacks, Belfast sink with a mixer tap, space for fridge, electric hob and double oven with extractor fan over, wood laminate flooring, part glazed wooden door leads into:

#### **UTILITY ROOM**

9'6" x 4'7" (2.9m x 1.4m)

A further range of wall mounted units, roll edge work surface, base unit, space and plumbing for automatic washing machine, space for dishwasher and larder fridge, wall mounted Worcester boiler, part glazed wooden doors leads into the entrance porch and a part glazed wooden door gives access onto the garden.

From the dining room stairs lead to the first floor.

#### **LANDING**

Radiator, various doors leading off, access into the roof space.

#### **BEDROOM 1**

14'5" x 9'2" max (4.4m x 2.8m max)

A range of fitted bedroom furniture, radiator, power points, upvc double glazed window to front aspect.

#### **BEDROOM 2**

8'10" x 7'10" (2.7m x 2.4m)

Radiator, power points, upvc double glazed window to rear aspect.

#### **BEDROOM 3**

8'6" x 8'2" (2.6m x 2.5m)

Radiator, power points, upvc double glazed window to side aspect.

#### **SHOWER ROOM**

White suite comprising low level w.c., pedestal wash hand basin, bidet, double fully tiled shower cubicle, fully tiled walls, chrome heated towel rail, upvc double glazed opaque window to side aspect.

#### **OUTSIDE**

To the front there is a hardstanding providing off road parking for numerous vehicles which in turn leads to a:

#### **GARAGE**

Up and over door to front elevation, power and lighting.

The rest of the garden is gravelled and of low maintenance with a decorative iron railing fencing.

The garden to the rear is well stocked and is mainly laid to lawn with a patio area, shrubs, bushes, rose tree, outside water tap and a storage shed. All is enclosed by timber panel 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 Cole Avenue turn right at the traffic lights into Epney Road and at the roundabout take the second exit off into Grange Road. Proceed along here where St Davids Close can be found on the left hand side where No 3 can be found 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).

