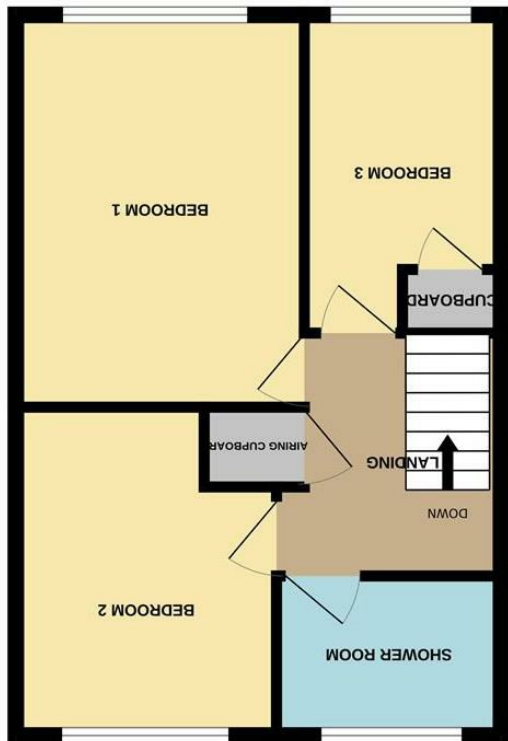
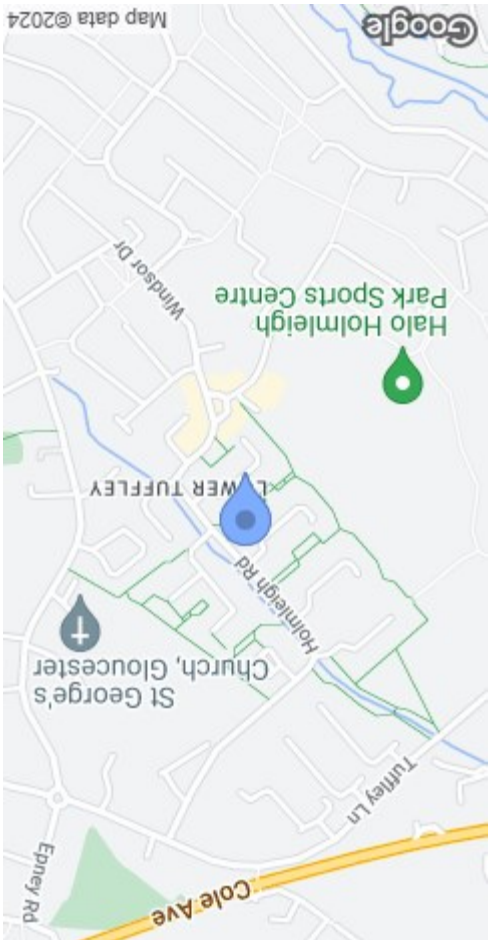


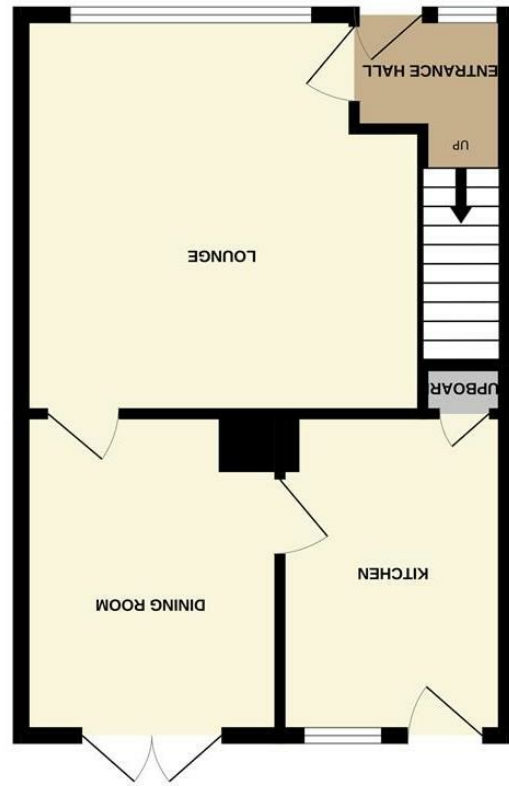


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (93-100 kWh/m ² per year CO ₂ emissions)	A (100-120 g/kWh CO ₂)
B (81-92 kWh/m ² per year CO ₂ emissions)	B (120-140 g/kWh CO ₂)
C (69-80 kWh/m ² per year CO ₂ emissions)	C (140-160 g/kWh CO ₂)
D (55-68 kWh/m ² per year CO ₂ emissions)	D (160-180 g/kWh CO ₂)
E (45-54 kWh/m ² per year CO ₂ emissions)	E (180-200 g/kWh CO ₂)
F (35-44 kWh/m ² per year CO ₂ emissions)	F (200-220 g/kWh CO ₂)
G (21-34 kWh/m ² per year CO ₂ emissions)	G (220-250 g/kWh CO ₂)



1ST FLOOR



GROUND FLOOR

Made with Metropix ©2024
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.

£200,000

Light and airy three bedroom terraced house that would benefit from some modernisation situated in a very convenient position.

Accommodation comprises hallway, lounge that overlooks the surrounding area, dining room with French doors onto the patio, kitchen, landing with an airing cupboard, bedroom one that overlooks the surrounding area, bedroom two, bedroom three and the modern shower room.

Outside at the front there is a garden that is laid to lawn and around to the rear you have an enclosed garden with a patio, lawn and a brick built shed.

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.



Upvc double glazed front door leads into:

ENTRANCE HALLWAY

Storage heater, stairs leading off, upvc double glazed window to front elevation.

LOUNGE

14'1 x 13'8 max (4.29m x 4.17m max)

Storage heater, upvc double glazed window to front elevation overlooking the surrounding area, through to:

DINING ROOM

11'7 x 9'4 max (3.53m x 2.84m max)

Storage heater, upvc double glazed French doors leading out onto the patio, through to:

KITCHEN

11'7 x 7'7 (3.53m x 2.31m)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit with a mixer tap, electric cooker point, built in storage cupboard, plumbing for automatic washing machine, upvc double glazed door and window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, airing cupboard with a hot water cylinder and slatted shelving.

BEDROOM 1

13'9 x 10' (4.19m x 3.05m)

Upvc double glazed window to front elevation overlooking the surrounding area and hillsides beyond.

BEDROOM 2

11'9 x 9'2 max (3.58m x 2.79m max)

Storage heater, upvc double glazed window to rear elevation.

BEDROOM 3

11'1 x 6'9 max (3.38m x 2.06m max)

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

SHOWER ROOM

7'8 x 5'4 (2.34m x 1.63m)

Walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboards below, chrome heated towel rail, upvc double glazed window to rear elevation.

OUTSIDE

The garden to the front is laid to lawn with a pathway leading to the front door.

To the rear there is an enclosed garden with a paved patio, lawn, flower borders with plants and bushes. There is also a brick built storage shed and the whole is enclosed by panelled fencing with a personal access gate at the rear.

SERVICES

Mains water, electricity 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.

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 down Windsor Drive pass Beaufort Co-Operative Academy where the property 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

