



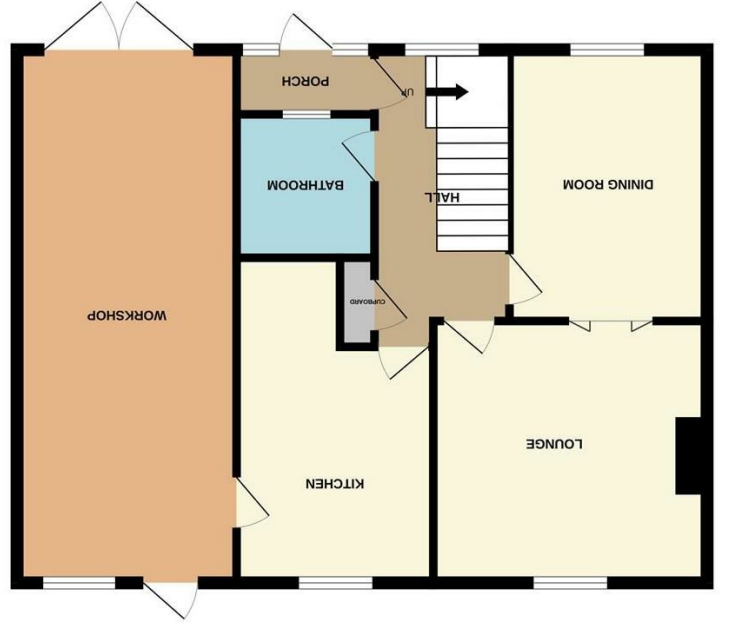
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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating

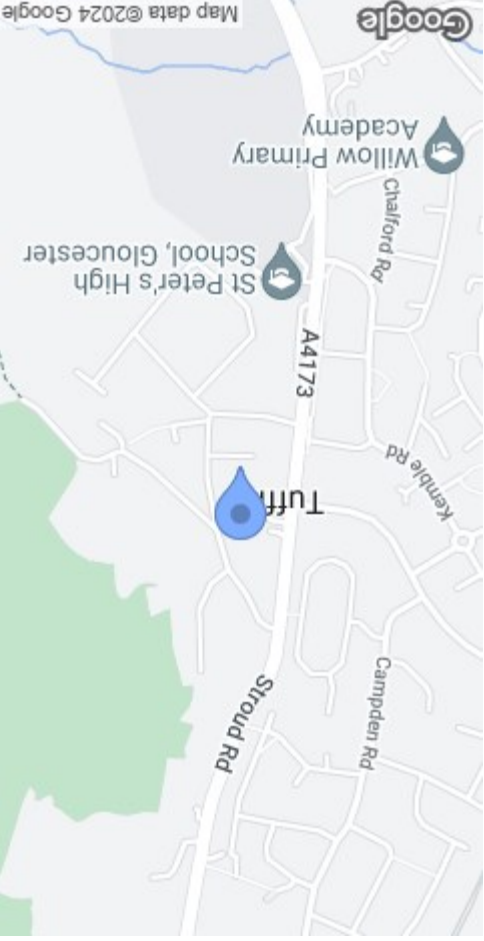
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such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



GROUND FLOOR



5 Eardisland Road
 Tuffley, Gloucester GL4 0BZ



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£287,500

Well presented three bedroom semi detached property located at the end of a cul-de-sac.

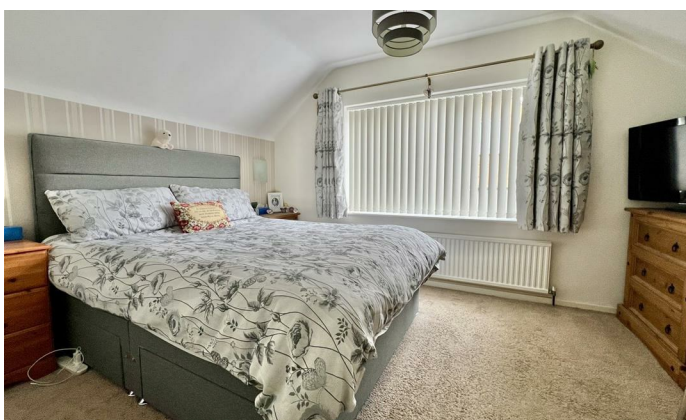
The accommodation comprises entrance porch, entrance hallway, lounge, dining room, kitchen, bathroom whilst on the first floor three bedrooms.

Additional benefits include a gas combination boiler which is less than a year old, upvc double glazing throughout, off road parking, private landscaped garden and a workshop.

Tuffley is a popular and historic suburb of Gloucester, in the county of Gloucestershire. Recorded as Tuffley, Tufley, Tuflly, 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.



Composite door with opaque glass inserts and opaque glass panels to either side leads into:

ENTRANCE PORCH

Door into:

ENTRANCE HALLWAY

Radiator, power points, stairs to first floor, various doors leading off, storage cupboard.

LOUNGE

12'4" x 11'10" (3.77m x 3.63m)

Feature log burner with stone hearth and slate surround, radiator, power points, upvc double glazed window to rear elevation overlooking the rear garden, sliding doors into:

DINING ROOM

11'10" x 8'11" (3.63m x 2.73m)

Radiator, power points, upvc double glazed window to front elevation.

KITCHEN

14'10" x 8'11" max (4.53m x 2.74m max)

A range of White Gloss base, drawer and wall mounted units, roll edge worktops, stainless steel sink and drainer unit, integrated oven, hob and extractor fan, space for washing machine, space for dishwasher, space for fridge/freezer, partially tiled walls, power points, door into the workshop, upvc double glazed window to rear elevation.

BATHROOM

White suite comprising low level w.c., pedestal wash hand basin, panelled bath with shower over, partially tiled walls, heated towel rail, wall mounted mirror fronted cupboard, tiled walls, opaque window into porch.

From the entrance hallway stairs lead to the first floor.

LANDING

Various doors leading off, access to loft space, cupboard housing the gas fired combination boiler (less than a year old)

BEDROOM 1

12'6" x 8'10" (3.82m x 2.70m)

Radiator, power point, undereaves storage, upvc double glazed window to side elevation.

BEDROOM 2

9'8" x 8'11" (2.95m x 2.74m)

Radiator, power point, upvc double glazed window to rear elevation.

BEDROOM 3

9'7" x 8'11" (2.93m x 2.74m)

Radiator, power point, upvc double glazed window to front elevation.

OUTSIDE

To the front there is a lawned area, flower border and a driveway providing off road parking which in turn leads to a:

WORKSHOP

23'4" x 11'11" (7.12m x 3.65m)

Double doors to front elevation, power, lighting, upvc double glazed window to rear elevation, upvc double glazed door with opaque glass inserts to rear elevation.

To the rear there is an attractive private garden which is mainly laid to lawn with a patio path leading to a seating area with a pond. There is also a patio seating area, apple tree, pear tree, grapevines and all is enclosed by fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

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 St Barnabas roundabout proceed up Stroud Road towards Stroud and just after the Fox and Elms Public House and the petrol station turn left into Woods Orchard Road then left into Fox Elms Road then left into Eardisland Road where the property can be located on the right 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).