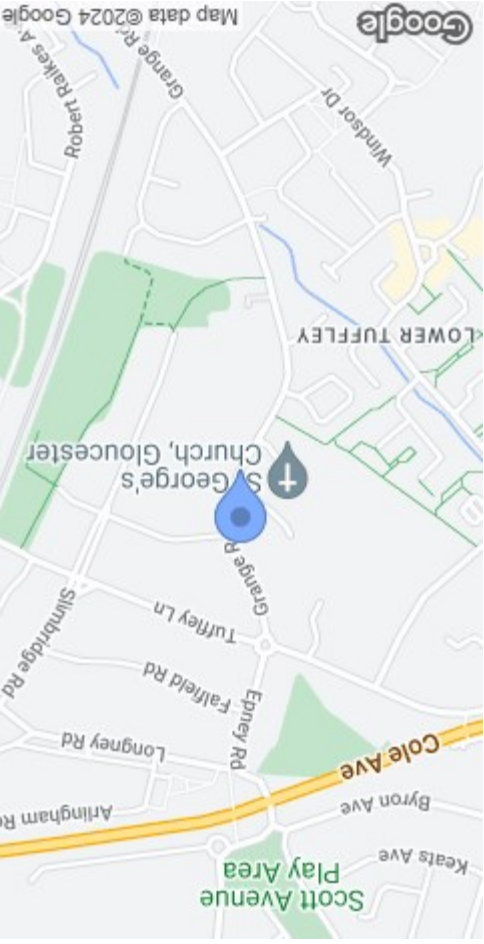


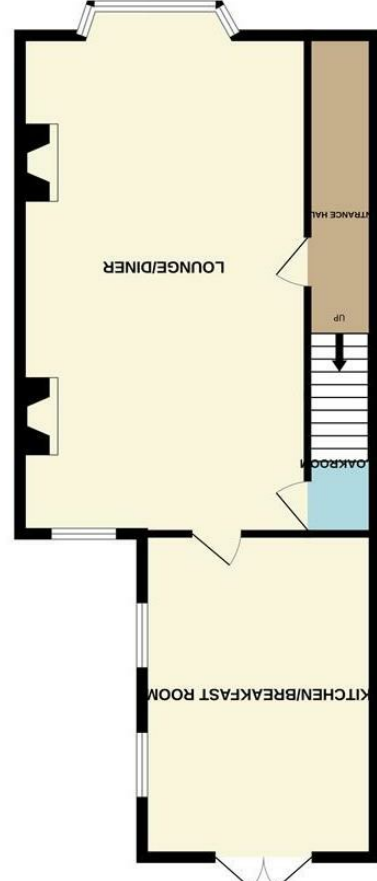


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> <p>Very poor (G) - 100 kWh/m² or more</p> <p>Poor (F) - 101-150 kWh/m²</p> <p>Below average (E) - 151-200 kWh/m²</p> <p>Average (D) - 201-250 kWh/m²</p> <p>Good (C) - 251-300 kWh/m²</p> <p>Very good (B) - 301-350 kWh/m²</p> <p>Excellent (A) - 351-400 kWh/m²</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> <p>Very poor (G) - 100 kg CO₂/m² or more</p> <p>Poor (F) - 101-150 kg CO₂/m²</p> <p>Below average (E) - 151-200 kg CO₂/m²</p> <p>Average (D) - 201-250 kg CO₂/m²</p> <p>Good (C) - 251-300 kg CO₂/m²</p> <p>Very good (B) - 301-350 kg CO₂/m²</p> <p>Excellent (A) - 351-400 kg CO₂/m²</p>



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any inaccuracy or omission. They plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers, tenants, agents and appraisers should be aware that the plan is not to scale. Measurements are approximate and no guarantee is given.



49 Grange Road
 Tuffley, Gloucester GL4 0PU



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£325,000

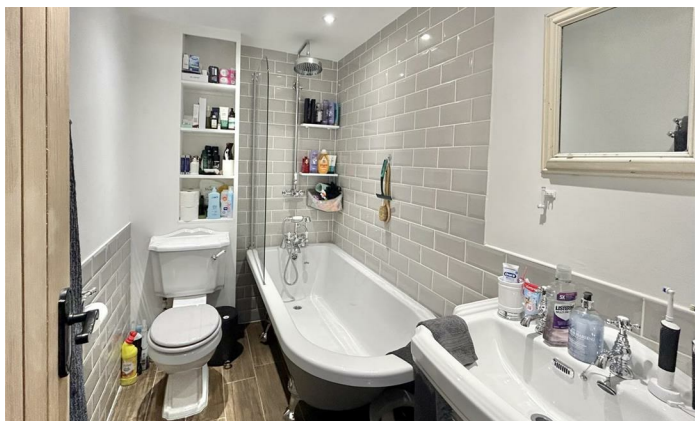
A beautifully presented and recently renovated three bedroom semi detached family home situated in this popular location with a garden measuring in excess of 200ft.

The accommodation comprises entrance hall, lounge, dining room, kitchen/breakfast room, cloakroom whilst to the first floor three bedrooms and a bathroom.

Additional benefits include beautifully presented throughout, feature fireplaces, Eco design wood burner, oak panelled doors, gas fired central heating, off road parking for four vehicles and a private rear garden.

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.



Part glazed door leads into:

ENTRANCE HALL

Tiled flooring, stairs leading off, oak part glazed door leads into:

LOUNGE

10'4" x 10'2" (3.16m x 3.1m)

Ornate brick open fireplace with a tiled hearth, power points, radiator, laminate oak flooring, upvc double glazed bay window to front aspect, opening through to:

DINING ROOM

11'5" x 10'5" (3.5m x 3.2m)

Ornate brick fireplace housing an Eco design wood burning stove on a tiled hearth, power points, modern radiator, understairs storage cupboard, upvc double glazed window overlooking the delightful private rear garden, oak panelled door leads into:

CLOAKROOM

White suite comprising low level w.c., traditional wash hand basin with a wooden unit below, tiled flooring, wall mounted heated towel rail.

KITCHEN

9'10" x 8'10" (3m x 2.7m)

Modern white kitchen comprising of a range of base, drawer and wall mounted units, wood effect roll edge worksurface, ceramic single basin with a drainer unit and a mixer tap, tiled splashbacks, Leisure Rangemaster 110 gas five ring hob with hotplate and double ovens, extractor hood, plumbing and space for dishwasher, plumbing for automatic washing machine, Baxi wall mounted gas fired boiler providing gas fired central heating and domestic hot water, oak laminate flooring, upvc double glazed window to side aspect, opening through to:

BREAKFAST AREA

8'10" x 6'10" (2.7m x 2.1m)

Space for an American style fridge/freezer, space for tumble dryer, base unit with a roll edge worksurface, modern radiator, oak laminate flooring, upvc double glazed window to side aspect, upvc double glazed French doors overlooking the private rear garden.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, power point, access to loft space.

BEDROOM 1

12'5" x 10'2" (3.8m x 3.1m)

Ornate cast iron fireplace, modern radiator, power points, upvc double glazed window to front aspect.

BEDROOM 2

9'10" x 8'10" (3m x 2.7m)

Modern radiator, power points, upvc double glazed window overlooking the private rear garden.

BEDROOM 3

8'2" x 5'10" (2.5m x 1.8m)

Modern radiator, power points, upvc double glazed window overlooking the rear private garden.

BATHROOM

Traditional style suite comprising low level w.c., pedestal wash hand basin, ball and claw roll edge bath with Victorian style showerhead attachment and a separate shower with a shower screen, part tiled walls, extractor fan, radiator, shaver point, inset ceiling spotlights.

OUTSIDE

To the front there is off road parking for approximately four vehicles and is enclosed by mature bushes and fencing.

There is gated side access leading to the mature established rear garden measuring in excess of 200ft with a gravelled area, lawned area, mature trees, shrubs and bushes, timber store shed. To the very rear there is hardstanding all enclosed by brick walling.

SERVICES

Mains water, electricity, gas 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 turning left onto Grange Road where the property can be located after a short distance 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).

