





**£220,000**

Well presented three bedroom end of terrace house with a modern fitted kitchen and shower room situated in a very convenient position on a level plot.

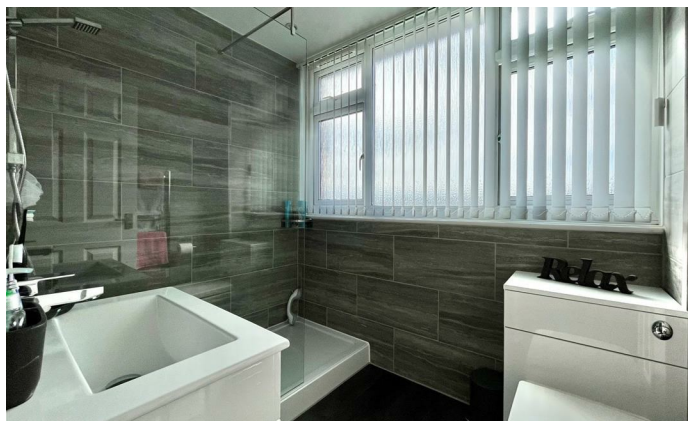
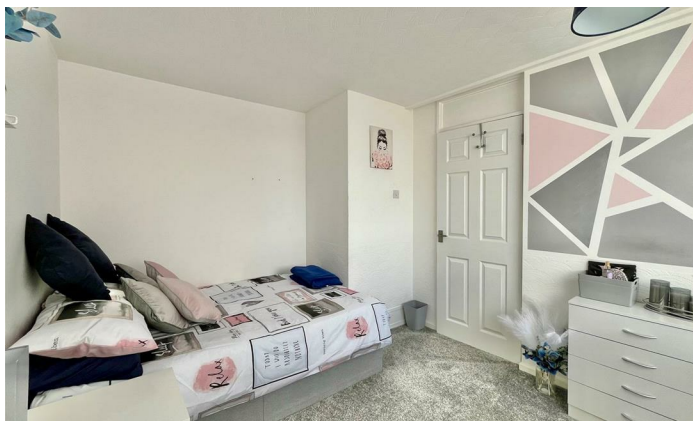
Accommodation comprises a light lounge, a dining room, fitted kitchen with built in appliances, bedroom one, bedroom two, bedroom three and the modern shower room.

Outside at the front there is a lawn and pathway leading to the front door and down the side of the property to the rear garden that has a paved patio, lawn and a brick built shed.

Beyond the rear garden there is communal off road parking.

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.



Partially glazed front door leads into:

#### **ENTRANCE PORCH**

Windows to front and side elevations, a further partially glazed door leads into:

#### **ENTRANCE HALLWAY**

Cloaks hanging space, double radiator, telephone point.

#### **LOUNGE**

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

Single radiator, tv point, upvc double glazed window to front elevation overlooking the surrounding area, opening into:

#### **DINING ROOM**

11'8 x 9' max (3.56m x 2.74m max)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden, through to:

#### **KITCHEN**

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

Base and wall mounted units, laminated worktops, tiled splashback, stainless steel single drainer sink unit with a mixer tap, ceramic hob, electric oven, extractor hood, built in washing machine, built in fridge and freezer, tiled floor, upvc double glazed door and window to rear elevation.

From the entrance hallway stairs lead to the first floor.

#### **LANDING**

Double radiator, access to loft space, cupboard housing the gas fired combination boiler.

#### **BEDROOM 1**

13'6 x 10' (4.11m x 3.05m)

Two single radiators, upvc double glazed window to front elevation overlooking the surrounding area.

#### **BEDROOM 2**

12'1 x 9' max (3.68m x 2.74m max)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

#### **BEDROOM 3**

10'8 x 6'8 max (3.25m x 2.03m max)

Single radiator, upvc double glazed window to front elevation overlooking the surrounding area and hillsides beyond.

#### **SHOWER ROOM**

7'6 x 5'4 (2.29m x 1.63m)

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

#### **OUTSIDE**

To the front of the property there is a paved pathway leading to the front door and a garden which is laid to lawn.

To the side there is gated access leading to the enclosed rear garden which is mainly laid to lawn with a paved patio and a brick built storage shed. The whole is surrounded by panelled fencing with a personal access gate at the rear leading to communal off road parking.

#### **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 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).

