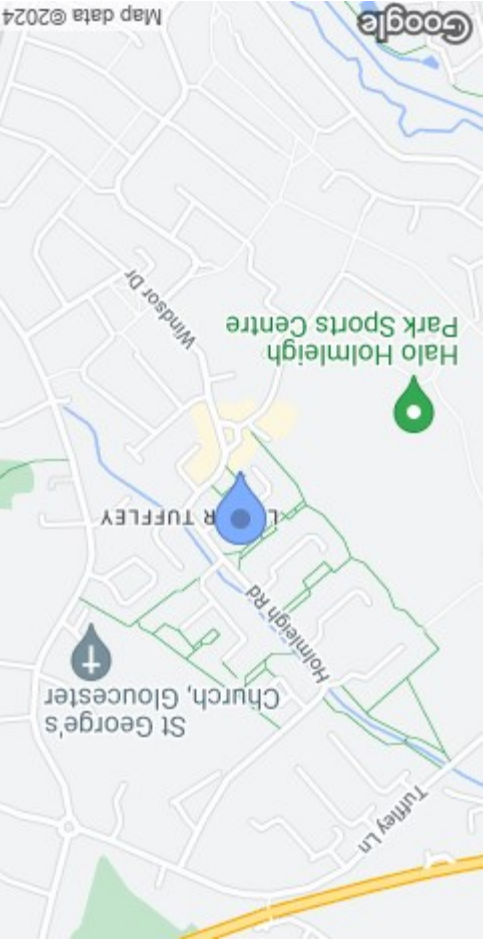




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

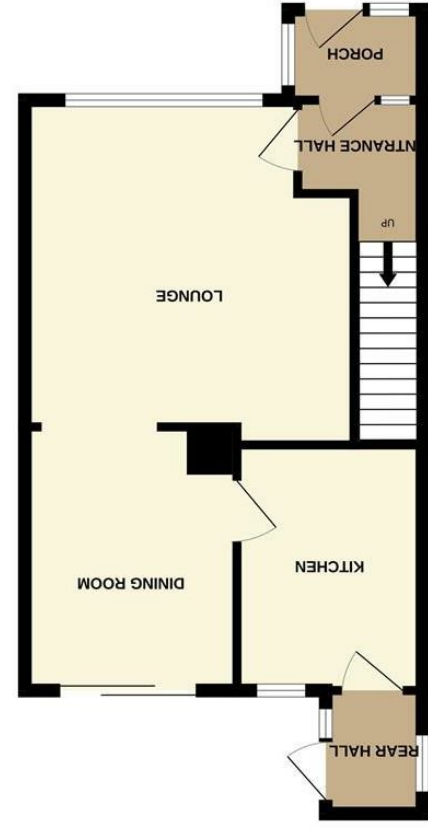
England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-47 C: 48-55 D: 56-63 E: 64-75 F: 76-90 G: 91-120



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and their sizes are approximate and no responsibility is taken for any error. Prospective purchasers, the services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. The plan is for illustrative purposes only and should be used as such. Any measurements are approximate and should be used as such. Any measurements are approximate and should be used as such. Any measurements are approximate and should be used as such.



1ST FLOOR



GROUND FLOOR



22 Ivory Close
 Tuffley, Gloucester GL4 0QY

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£230,000

Very well presented three bedroom end terraced house with a re-fitted kitchen and shower room situated in a popular convenient location.

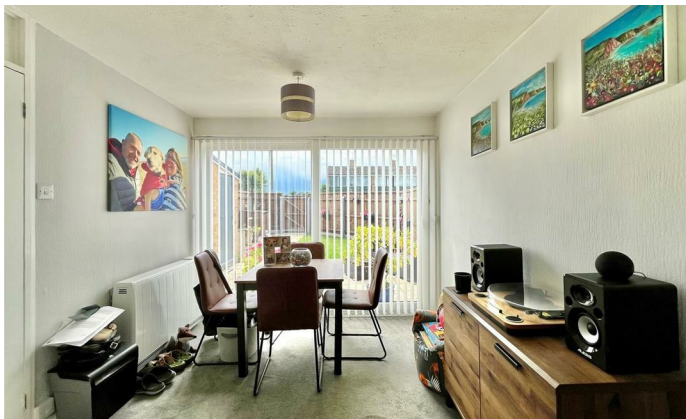
Accommodation comprises entrance porch, entrance hallway, lounge with a large window overlooking the surrounding area, dining room with patio doors onto the garden, modern fitted kitchen and a rear hallway.

Upstairs you have three good bedrooms and a modern shower room.

Outside at the front there is a garden that is laid to lawn and around to the rear you have a pleasant enclosed garden with a patio, lawn and storage sheds.

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 PORCH

Tiled floor, cloaks hanging space, upvc double glazed windows to front and side elevations, a further partially glazed door leads into:

ENTRANCE HALLWAY

Modern wall mounted electric heater, stairs leading off, telephone point, door into:

LOUNGE

14'4 x 13'8 max (4.37m x 4.17m max)

Modern wall mounted electric heater, tv point, upvc double glazed window to front elevation overlooking the surrounding area, opening into:

DINING ROOM

11'5 x 9' max (3.48m x 2.74m max)

Modern wall mounted electric heater, upvc double glazed patio doors to rear elevation onto the rear garden.

KITCHEN

10'3 x 7'6 (3.12m x 2.29m)

Modern High Gloss fronted base and wall mounted units, laminated worktops, tiled splashback, single drainer sink unit with a chrome mixer tap, Range style cooker with ceramic hob and matching extractor hood, built in fridge and freezer, plumbing for an automatic washing machine, upvc double glazed window to rear elevation, double glazed door to rear elevation leading into:

REAR ENTRANCE HALL

4'5 x 4' (1.35m x 1.22m)

Base unit, work surface, upvc double glazed door to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Modern wall mounted electric heater, access to loft space, airing cupboard with a hot water cylinder.

BEDROOM 1

13'8 x 10' max (4.17m x 3.05m max)

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

BEDROOM 2

12' x 9'2 max (3.66m x 2.79m max)

Upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3

10'9 x 6'8 max (3.28m x 2.03m max)

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

SHOWER ROOM

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

Walk in double shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, fully tiled walls, downlighters, extractor fan, upvc double glazed window to rear elevation.

OUTSIDE

To the front and side of the property there are gardens which are laid to lawn. A pathway leads to the front door and around to the side of the property via a wooden built gate.

To the rear there is a pleasant enclosed garden which is laid to lawn and gravel with a paved patio, two wooden built storage boxes, brick built storage shed, external water supply and the whole is surrounded by panelled fencing with a wider than standard 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).