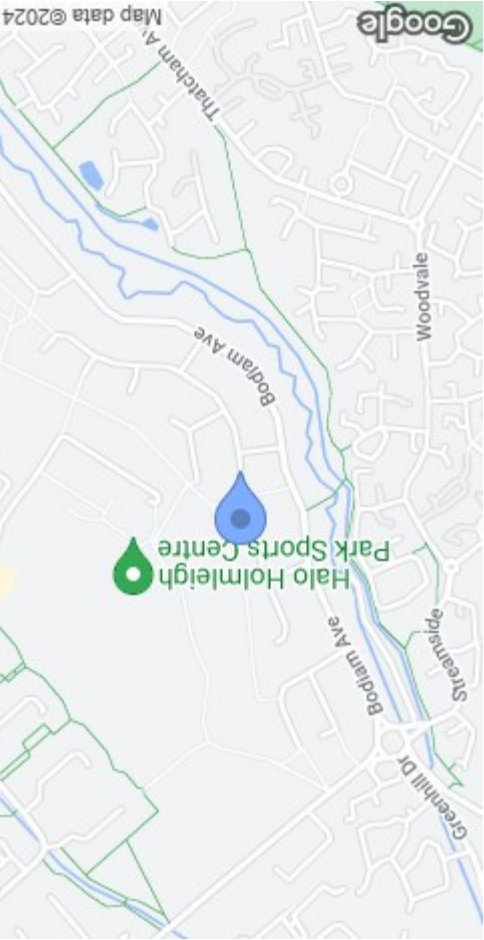


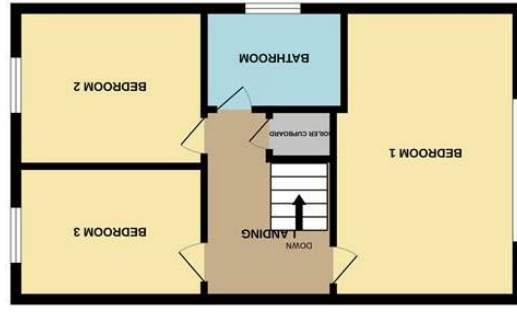


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

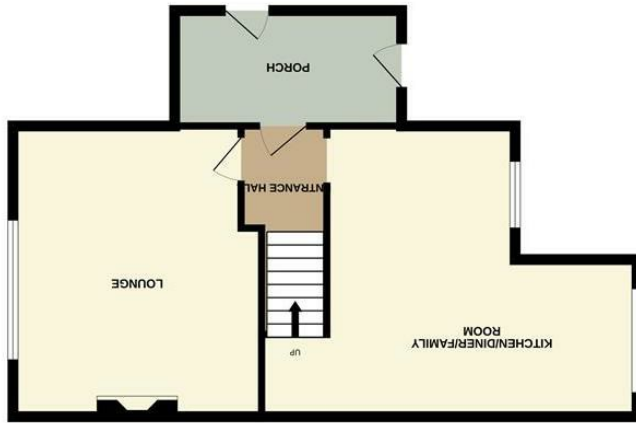
England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (93-100 kWh/m ² per year)	A (102 g/kWh)
B (81-92 kWh/m ² per year)	B (91-101 g/kWh)
C (69-80 kWh/m ² per year)	C (81-90 g/kWh)
D (55-68 kWh/m ² per year)	D (71-80 g/kWh)
E (45-54 kWh/m ² per year)	E (61-70 g/kWh)
F (35-44 kWh/m ² per year)	F (51-60 g/kWh)
G (21-34 kWh/m ² per year)	G (41-50 g/kWh)
H (13-20 kWh/m ² per year)	H (31-40 g/kWh)
I (1-12 kWh/m ² per year)	I (21-30 g/kWh)



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 errors or omissions. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan contained here. Measurements are to be taken on the ground floor only. Measurements are not to be taken on the upper floors. Measurements are not to be taken on the upper floors. Measurements are not to be taken on the upper floors.



1ST FLOOR



GROUND FLOOR



43 Sandford Way
 Tuffley, Gloucester GL4 0TR



STEVE GOOCH
 ESTATE AGENTS | EST 1985

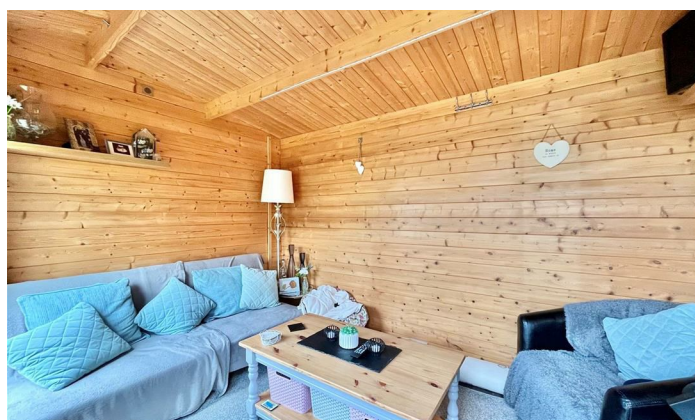
£285,000

Spacious three bedroom semi detached house situated in a slightly elevated end of cul-de-sac position with a fitted 16ft kitchen/diner/family room, a pleasant enclosed rear garden with a summer house and off road parking for two vehicles.

Accommodation comprises porch, hallway, fitted kitchen/diner/family room, lounge, three good bedrooms and a bathroom with a white suite.

Outside at the front of the property you have off road parking and around to the rear a pleasant enclosed garden with a summer house.

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.



Door leads into:

SIDE ENTRANCE PORCH

Partially glazed door to rear elevation, polycarbonate roof, upvc double glazed door leads into:

ENTRANCE HALLWAY

Double radiator, laminate flooring, stairs leading off.

LOUNGE

15'9 x 13'4 max (4.80m x 4.06m max)

Fireplace with a tiled and cast iron surround, coal effect gas fire, paved hearth, two double radiators, coved ceiling, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

KITCHEN/DINER/FAMILY ROOM

16'4 x 15'8 max (4.98m x 4.78m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, gas cooker point, plumbing for automatic washing machine, space for table and chairs, wall mounted gas fired combination boiler, double and single radiators, understairs storage cupboard, upvc double glazed window to front elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, built in storage cupboard.

BEDROOM 1

15'9 x 10' max (4.80m x 3.05m max)

Single radiator, coved ceiling, upvc double glazed window to front elevation overlooking the cul-de-sac.

BEDROOM 2

10'3 x 8'6 (3.12m x 2.59m)

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

BEDROOM 3

10'3 x 7'2 (3.12m x 2.18m)

Radiator, upvc double glazed window to rear elevation.

BATHROOM

7'6 x 5'5 max (2.29m x 1.65m max)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a cupboard below, partially tiled walls, chrome heated towel rail, two upvc double glazed windows to side elevation.

OUTSIDE

To the front there is a driveway providing off road parking for two vehicles and a paved pathway leading around to the side.

To the rear there is a pleasant enclosed garden which is laid to lawn and gravel with a paved patio, wooden built garden shed and a:

SUMMER HOUSE

10'8 x 7'6 (3.25m x 2.29m)

Double partially glazed door and window to front elevation.

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.

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 Tuffley Lane proceed along passing the playing fields on the left hand side and at the roundabout turn left into Bodiam Avenue and proceed along here turning left into Sandford Way where signposted then left again where the property can be located.

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.

