



STEVE GOOCH
ESTATE AGENTS | EST 1985



17B Fox Elms Road
Tuffley, Gloucester GL4 0BG



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£150,000

An excellent opportunity to purchase a two storey freehold building being offered with planning permission to create a two bedroom end terrace family home with a beautiful garden and off road parking.

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

Currently at the property there is a lounge and a garage.

There is no staircase in the building therefore no access to the first floor.

PLANNING PERMISSION

The Planning Permission was granted via Gloucester City Council - REF 21/01247/FUL dated the 17th November 2021 for the separation of dwellings into two self contained units subject to conditions.

Once built the accommodation will comprise of entrance porch, entrance hall, cloakroom, kitchen, living/dining room whilst to the first floor landing, two bedrooms, bathroom and w.c.

SERVICES

To Be Confirmed.

LOCAL AUTHORITY

Council Tax Band: To Be Confirmed.
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE

Freehold.

DIRECTIONS

From St Barnabas roundabout proceed along Stroud Road towards Stroud turning left where signposted into Fox Elms Road where the property can be found.

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AGENTS NOTE

Please note, the main image is an artists impression of the finished product.



MISREPRESENTATION DISCLAIMER

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