



72 Tuffley Crescent
Gloucester GL1 5NE



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £375,000

CHAIN FREE SPACIOUS MODERNISED and UPGRADED FOUR BEDROOM DETACHED HOUSE with a 17FT LOUNGE, a 14FT FITTED KITCHEN/DINER with BUILT IN APPLIANCES, TWO SHOWER ROOMS, a bathroom and a low maintenance garden with a HOBBY ROOM and WORKSHOP.

Accommodation comprises 16ft hallway, dining room, lounge, conservatory, fitted kitchen/diner, utility room, shower room, bedroom four and on the first floor bedroom one with its en-suite/family bathroom, bedroom two with its en-suite shower room and bedroom three.

Outside you have a driveway providing off road parking and a low maintenance enclosed rear garden with a deck, hobby room and workshop.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.

A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral.

Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.



Double glazed front door leads into:

ENTRANCE HALLWAY

16'7 x 9'2 max (5.05m x 2.79m max)

Oak style laminate flooring, stairs leading off with cupboard under, single radiator.

DINING ROOM

11'9 x 11'5 max (3.58m x 3.48m max)

Oak style laminate flooring, single radiator.

LOUNGE

17' x 14'8 max (5.18m x 4.47m max)

Oak style laminate flooring, exposed red brick chimney breast with two fireplaces one housing a wood burning stove with a paved hearth, double radiator, wall lights, two upvc double glazed windows to front elevation with shutters.

CONSERVATORY

9'4 x 6'3 (2.84m x 1.91m)

Double glazed doors and windows to rear elevation, glazed roof, single radiator.

KITCHEN

14'9 x 11'2 max (4.50m x 3.40m max)

Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl sink unit with a chrome mixer tap, two built in electric ovens, Island unit housing an induction hob with an extractor hood above and seating for four persons, plumbing for a dishwasher, built in fridge/freezer, single radiator, tiled floor, downlighters, upvc double glazed window to rear elevation.

UTILITY ROOM

11'7 x 5'5 (3.53m x 1.65m)

Tiled effect laminate flooring, single drainer stainless steel sink unit with a mixer tap, plumbing for an automatic washing machine, single radiator, upvc double glazed window to side elevation.

REAR ENTRANCE HALL

Tiled floor, upvc double glazed window to side elevation.





SHOWER ROOM

8' x 5'4 max (2.44m x 1.63m max)

Shower enclosure and unit, low level w.c., pedestal wash hand basin, chrome heated towel rail, partially tiled walls, tiled floor, extractor fan, upvc double glazed window to side elevation.

BEDROOM 4

11'7 x 9' max (3.53m x 2.74m max)

Oak style laminate flooring, single radiator, upvc double glazed window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Oak style laminate flooring, upvc double glazed window to side elevation.



BEDROOM 1

14'8 x 14'5 max (4.47m x 4.39m max)

Built in wardrobes, oak style laminate flooring, single radiator, two upvc double glazed windows to front elevation with shutters, through to:

EN-SUITE/JACK AND JILL FAMILY BATHROOM

10'8 x 6'7 (3.25m x 2.01m)

White Whirlpool bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap and drawers below, heated towel rail, upvc double glazed window to front elevation.

BEDROOM 2

11'2 x 9'8 max (3.40m x 2.95m max)

Double radiator, oak style laminate flooring, tv point, upvc double glazed window to rear elevation.

DRESSING AREA

8'9 x 6'7 (2.67m x 2.01m)

Oak style laminate flooring, single radiator.

EN-SUITE SHOWER ROOM

8'5 x 5'3 (2.57m x 1.60m)

Double walk in shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, chrome heated towel rail, extractor fan, upvc double glazed window to side elevation.

BEDROOM 3

12' x 8'3 max (3.66m x 2.51m max)

Former open fireplace, oak style laminate flooring, vertical radiator, picture rail, upvc double glazed window to rear elevation.

OUTSIDE

To the front of the property there is off road parking for two/three vehicles and an external power supply.

To the rear there is an enclosed low maintenance garden with a wooden deck which then leads onto a shale garden area with raised flower borders.

HOBBY ROOM

16'2 x 11'7 (4.93m x 3.53m)

Upvc double glazed door and window to front elevation, power and lighting, through to:

WORKSHOP

16'2 x 9'2 (4.93m x 2.79m)

Upvc double glazed window to front elevation, power and lighting.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

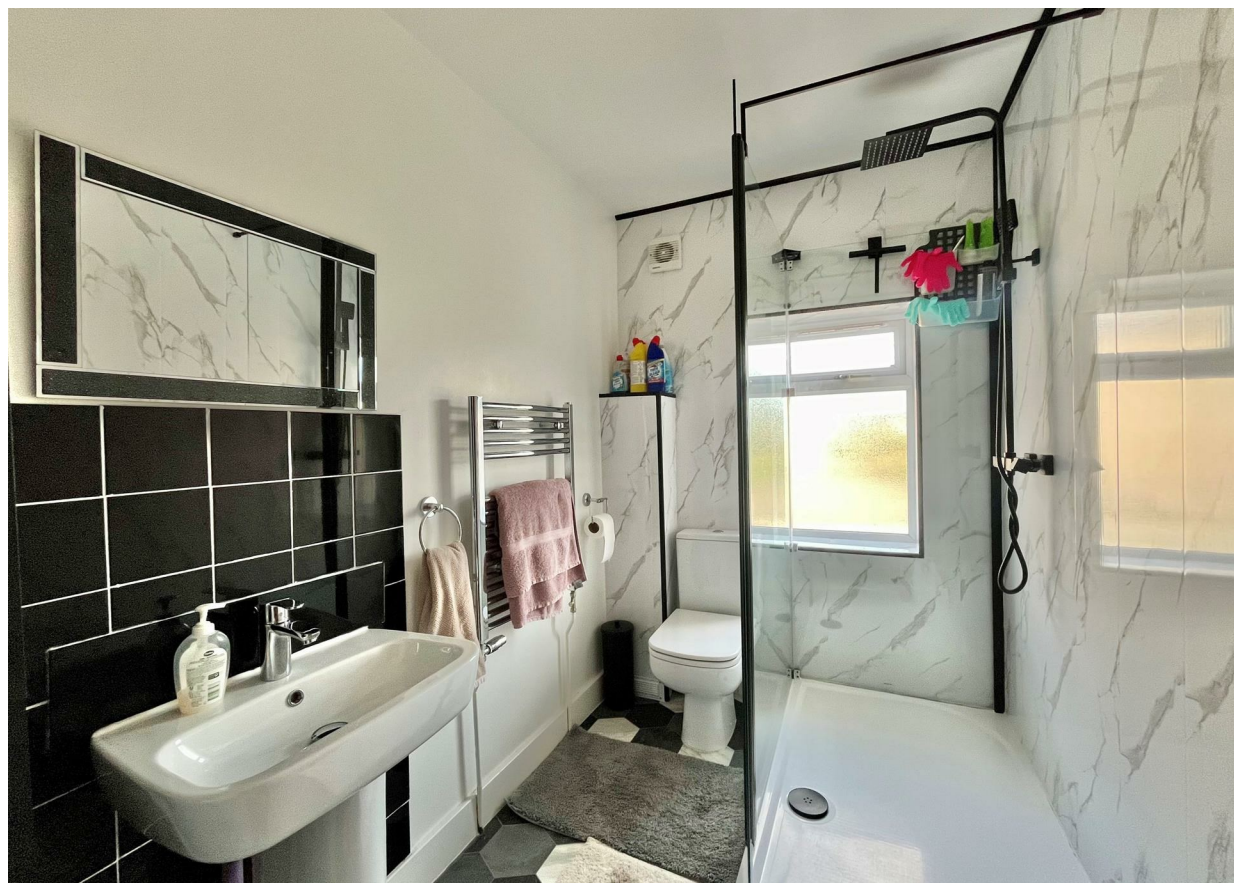
Council Tax Band: C
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester
GL1 2EQ.

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.



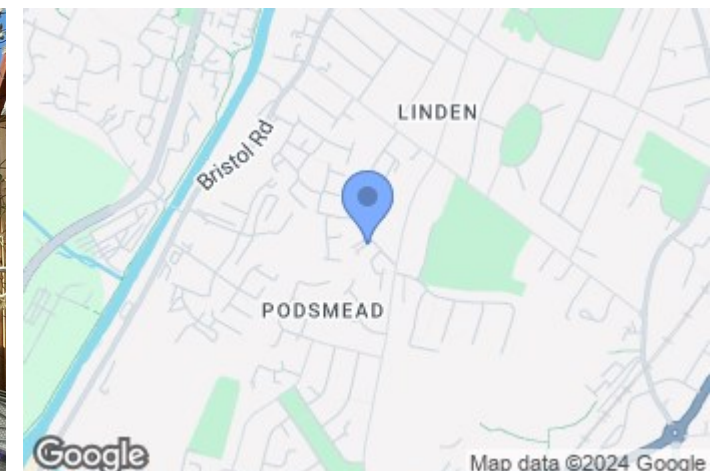


DIRECTIONS

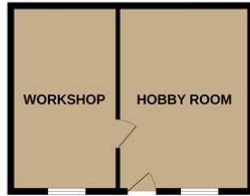
From St Barnabas roundabout proceed along Stroud Road towards the city centre and at the mini roundabout turn left into Tuffley Avenue and proceed along here through the traffic lights turning left where signposted into Tuffley Crescent where the property can be located.

PROPERTY SURVEYS

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



GROUND FLOOR
1455 sq.ft. (135.2 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.

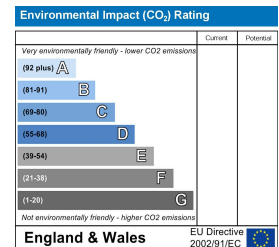
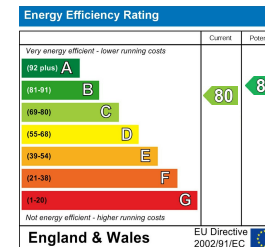


TOTAL FLOOR AREA : 2158 sq.ft. (200.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.





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