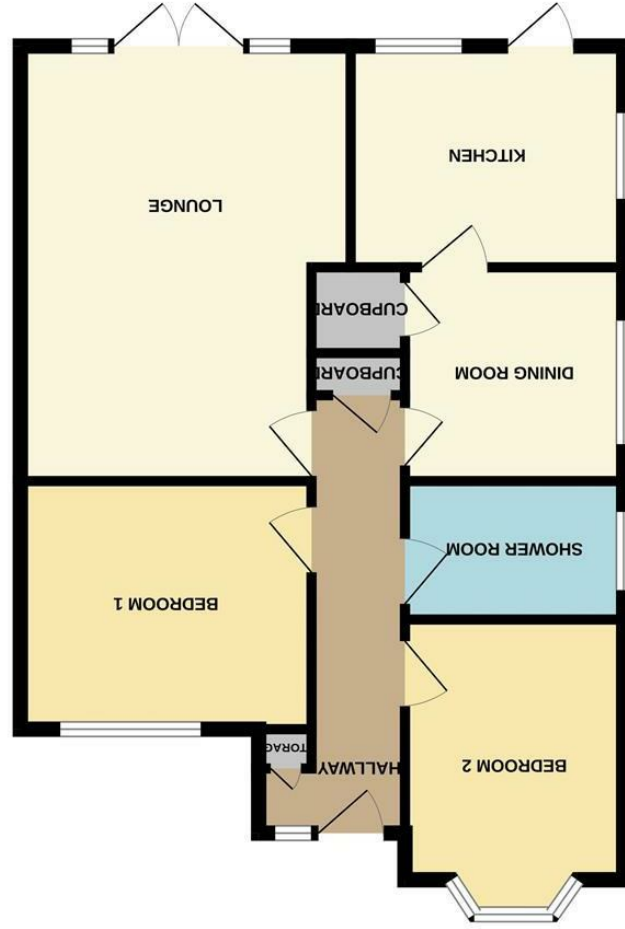


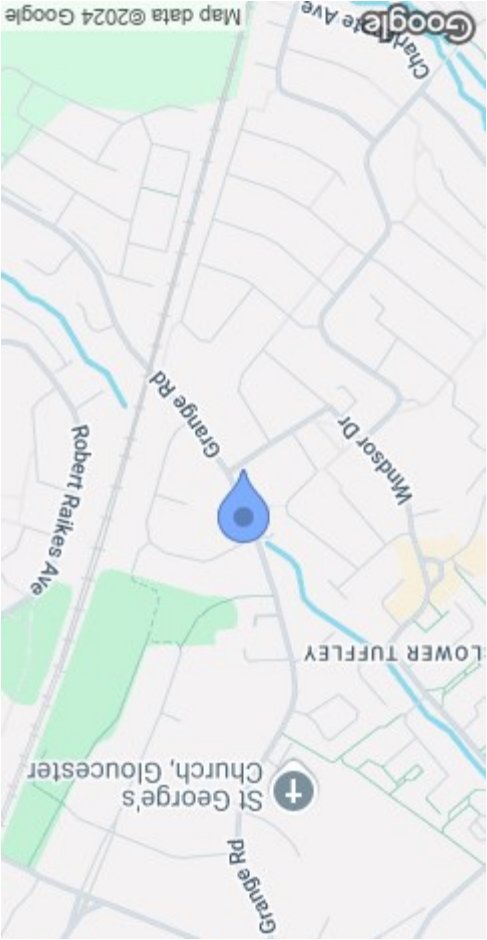


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any areas are approximate and no responsibility is taken for any errors or omissions or mis-statement. This plan is for illustrative purposes only and should be used as such 'By Any' means. Measurements shown have not been tested and no guarantee is given.
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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>17-23 kWh/m² per year</td></tr> <tr><td>B</td><td>23-34 kWh/m² per year</td></tr> <tr><td>C</td><td>34-47 kWh/m² per year</td></tr> <tr><td>D</td><td>47-62 kWh/m² per year</td></tr> <tr><td>E</td><td>62-85 kWh/m² per year</td></tr> <tr><td>F</td><td>85-110 kWh/m² per year</td></tr> <tr><td>G</td><td>110-150 kWh/m² per year</td></tr> </table>	A	17-23 kWh/m ² per year	B	23-34 kWh/m ² per year	C	34-47 kWh/m ² per year	D	47-62 kWh/m ² per year	E	62-85 kWh/m ² per year	F	85-110 kWh/m ² per year	G	110-150 kWh/m ² per year	<table border="1"> <tr><td>A</td><td>1-10 g/m² per year</td></tr> <tr><td>B</td><td>10-20 g/m² per year</td></tr> <tr><td>C</td><td>20-30 g/m² per year</td></tr> <tr><td>D</td><td>30-40 g/m² per year</td></tr> <tr><td>E</td><td>40-50 g/m² per year</td></tr> <tr><td>F</td><td>50-60 g/m² per year</td></tr> <tr><td>G</td><td>60-80 g/m² per year</td></tr> </table>	A	1-10 g/m ² per year	B	10-20 g/m ² per year	C	20-30 g/m ² per year	D	30-40 g/m ² per year	E	40-50 g/m ² per year	F	50-60 g/m ² per year	G	60-80 g/m ² per year
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90 Grange Road
 Tuffley, Gloucester GL4 0PJ

STEVE GOOCH
 ESTATE AGENTS | EST 1985

O.I.R.O £275,000

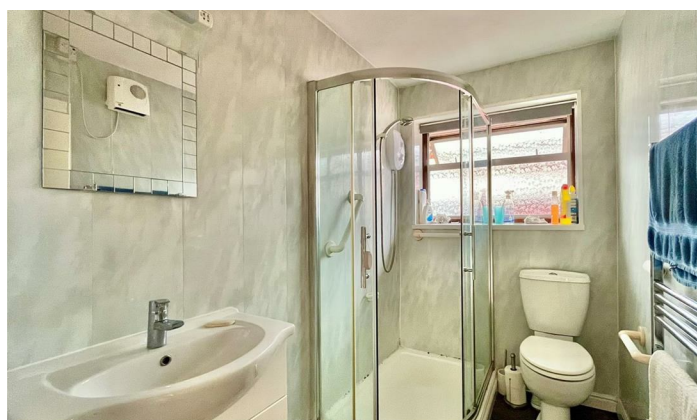
Rarely available chain free two bedroom detached bungalow with a garage that has potential for modernisation/improvement situated in a convenient corner plot position.

Accommodation comprises hallway with two cupboards, lounge with French doors onto the patio, dining room, fitted kitchen, bedroom one, bedroom two with a bow window and the shower room with a white suite.

Outside there is off road parking leading to the 40ft carport and a pleasant enclosed rear garden with a patio, lawn and access to the detached garage and further 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.



Upvc double glazed front door leads into

ENTRANCE HALLWAY

Single radiator, access to loft space via a pull down ladder, two built in storage cupboards one with shelving and one with hanging space, cloaks hanging space.

LOUNGE

16'2 x 12'2 max (4.93m x 3.71m max)

Ornamental fireplace and hearth, double radiator, wall lights, tv point, upvc double glazed French doors onto the patio.

DINING ROOM

8'4 x 8'2 (2.54m x 2.49m)

Double radiator, built in storage cupboard with shelving, double glazed window to side elevation.

KITCHEN

10'6 x 7'4 (3.20m x 2.24m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, space for fridge/freezer, wall mounted gas fired central heating boiler, upvc double glazed windows to side and rear elevations, matching door to rear elevation.

BEDROOM 1

11'6 x 8'9 (3.51m x 2.67m)

Double radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 2

9'9 x 8'2 (2.97m x 2.49m)

Double radiator, upvc double glazed bow window to front elevation.

SHOWER ROOM

8'1 x 5' (2.46m x 1.52m)

Corner shower cubicle and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, shaver point and light, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a garden which is mainly laid to lawn and a driveway providing off road parking which in turn leads to an:

ENCLOSED CARPORT

40'2 x 9'8 (12.24m x 2.95m)

Power, lighting, external water supply, upvc double glazed door to side elevation.

To the rear there is a concreted patio area with the rest of the garden being mainly laid to lawn with plants, bushes, wooden built garden shed and further off road parking leading to a:

GARAGE

17'3 x 10'6 (5.26m x 3.20m)

Up and over door to front elevation, window and personal access door to side 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 our office proceed along Windsor Drive towards Grange Road and turn left onto Grange Road where the property can be found immediately 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).