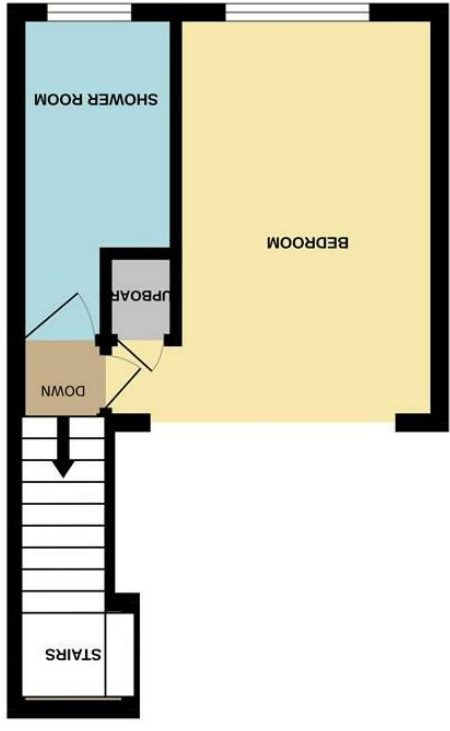
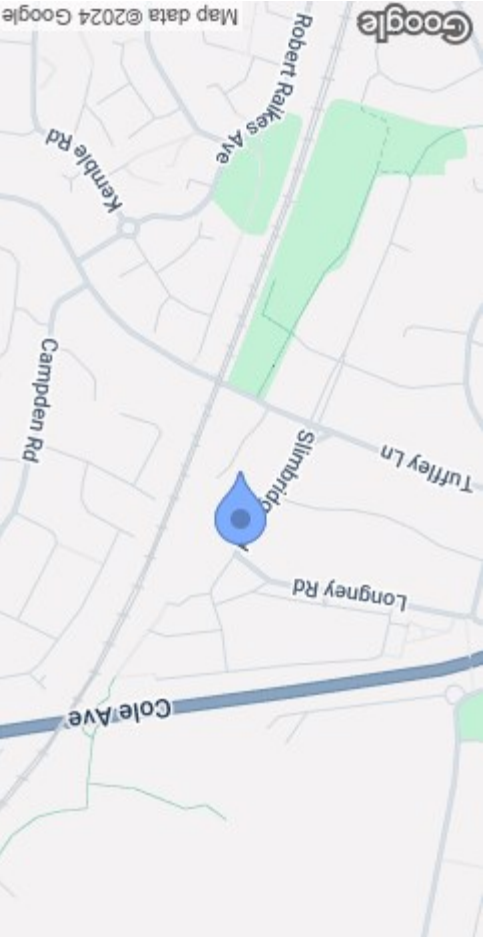




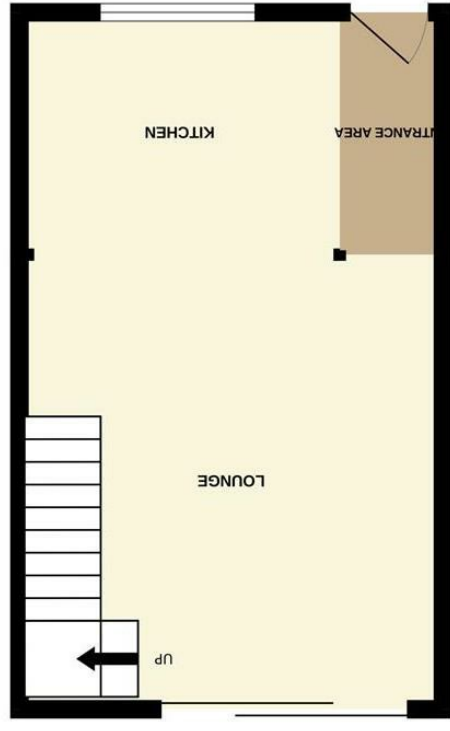
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is 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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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-44</td></tr> <tr><td>B</td><td>45-49</td></tr> <tr><td>C</td><td>50-54</td></tr> <tr><td>D</td><td>55-59</td></tr> <tr><td>E</td><td>60-64</td></tr> <tr><td>F</td><td>65-69</td></tr> <tr><td>G</td><td>70-74</td></tr> </table>	A	39-44	B	45-49	C	50-54	D	55-59	E	60-64	F	65-69	G	70-74	<table border="1"> <tr><td>A</td><td>10-14</td></tr> <tr><td>B</td><td>15-19</td></tr> <tr><td>C</td><td>20-24</td></tr> <tr><td>D</td><td>25-29</td></tr> <tr><td>E</td><td>30-34</td></tr> <tr><td>F</td><td>35-39</td></tr> <tr><td>G</td><td>40-44</td></tr> </table>	A	10-14	B	15-19	C	20-24	D	25-29	E	30-34	F	35-39	G	40-44
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1ST FLOOR



GROUND FLOOR



29 Brookthorpe Close
 Tuffley, Gloucester GL4 0LJ

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Offers Over £190,000

Chain free rarely available one bedroom semi detached house with a pleasant enclosed rear garden, off road parking, gas fired central heating and upvc double glazing situated in a popular cul-de-sac.

Accommodation comprises fitted kitchen that opens to the lounge that has patio doors onto the garden, bedroom and the shower room.

Outside of the property you have front/side gardens that are laid to lawn, off road parking and a pleasant enclosed rear 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 under a covered entrance area leads into:

KITCHEN

13'6 x 8' (4.11m x 2.44m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a chrome mixer tap, gas cooker point, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, double radiator, upvc double glazed window to front elevation.

LOUNGE

14'4 x 13'5 (4.37m x 4.09m)

Laminate flooring, double radiator, tv point, stairs leading off, upvc double glazed patio doors to rear elevation onto the patio, two roof lights with blinds.

From the lounge stairs lead to the first floor.

LANDING

Built in storage cupboard with shelving.

BEDROOM

12'9 x 8'3 max (3.89m x 2.51m max)

Double radiator, upvc double glazed window to front elevation.

SHOWER ROOM

10'2 x 5' max (3.10m x 1.52m max)

Double shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, vertical radiator, downlighters, access to loft space, upvc double glazed window to front elevation.

OUTSIDE

To the front and side of the property there are gardens which are laid to lawn with plants, bushes and external water supply. There is allocated off road parking.

To the side there is a personal access gate leading around to the pleasant enclosed rear garden measuring 40ft in length which is laid to lawn with a paved patio, plants, bushes, storage sheds and all is enclosed by panelled fencing and walling.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: A
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 Brookthorpe/Whaddon and take the second turning right into Tuffley Lane. Proceed along here and just after the railway bridge take the next turning right into Brookthorpe Close 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).