



**12 Ardmore Close**  
**Tuffley, Gloucester GL4 0BL**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 12 Ardmore Close

£420,000

## Tuffley, Gloucester GL4 0BL

**CHAIN FREE EXTENDED THREE/FOUR DOUBLE BEDROOM DETACHED BUNGALOW** situated in AN ELEVATED POSITION within A QUARTER OF AN ACRE PLOT that would benefit from SOME MODERNISATION to reach its full potential.

Accommodation comprises 21ft hallway, 20ft lounge with far reaching views, dining room/bedroom four, fitted kitchen/breakfast room, utility room, bedroom one with fitted wardrobes, bedroom two with fitted wardrobes, bedroom three, shower room with a white suite and the cloakroom.

Outside at the front of the property you have a driveway with off road parking and turning that leads up to the single garage.

Around to the rear there is a multi level garden with a paved patio and pathways with flower borders, plants shrubs, bushes and trees.

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**

**21'8 x 11'1 max (6.60m x 3.38m max)**

Single radiator, airing cupboard with a gas fired combination boiler, slatted shelving and a single radiator, access to a large loft space via a pull down ladder possibly suitable for conversion, upvc double glazed window to front elevation.

### **LOUNGE**

**20'5 x 13'10 max (6.22m x 4.22m max)**

Fireplace housing a coal effect fire with a stone surround, double radiator, wall lights, tv point, coved ceiling, built in storage cupboard, upvc double glazed window to front elevation allowing superb far reaching views.

### **DINING ROOM**

**12'4 x 11'6 (3.76m x 3.51m)**

Double radiator, wall lights, upvc double glazed window to rear elevation.

### **KITCHEN/BREAKFAST ROOM**

**12' x 11'9 max (3.66m x 3.58m max)**

Oak fronted base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in gas double oven, four burner gas hob, space for fridge and freezer, single radiator, storage cupboard with shelving, space for table and chairs, upvc double glazed window to rear elevation.

### **UTILITY ROOM**

**5'2 x 4'7 (1.57m x 1.40m)**

Plumbing for an automatic washing machine, laminated worksurface, vent for tumble dryer, upvc double glazed door to side elevation.





### **BEDROOM 1**

**11'4 x 11'9 max (4.37m x 3.58m max)**

Built in wardrobes, single radiator, upvc double glazed window to rear elevation overlooking the rear garden.

### **BEDROOM 2**

**13'9 x 10'9 max (4.19m x 3.28m max)**

Built in wardrobes, double radiator, upvc double glazed window to front elevation.

### **BEDROOM 3**

**13'4 x 10'2 (4.06m x 3.10m)**

Double radiator, upvc double glazed window to front elevation.



### **SHOWER ROOM**

**11'9 x 5'8 max (3.58m x 1.73m max)**

Shower enclosure and unit, low level w.c., wash hand basin with a worksurface and cupboards below, single radiator, partially tiled walls, upvc double glazed window to rear elevation.

### **INNER HALLWAY**

Single radiator, built in storage cupboards, personal door into the garage.

### **CLOAKROOM**

**5'1 x 4'4 (1.55m x 1.32m)**

White suite comprising low level w.c., pedestal wash hand basin, fully tiled walls, single radiator, upvc double glazed window to rear elevation.

### **OUTSIDE**

To the front there is a tarmac driveway providing off road parking and turning for several vehicles which in turn leads to:

### **SINGLE ATTACHED GARAGE**

**15'5 x 8'6 (4.70m x 2.59m)**

Up and over door to front elevation, power and lighting.

The front gardens have flower borders with plants, shrubs, bushes and a lawn. There are pathways round either side of the property which gives access to a multi levelled rear garden which has a paved patio and pathways with well stocked flower borders plants, bushes and trees. The total plot occupies a quarter of an acre.

## SERVICES

Mains water, electricity, gas and drainage.

## WATER RATES

To be advised.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## LOCAL AUTHORITY

Council Tax Band: E  
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 St Barnabas roundabout proceed in the direction of Stroud up the hill taking the left hand turning into Fox Elms Road the first left into Ardmore Close where the property can be located on the right hand side.

## PROPERTY SURVEYS

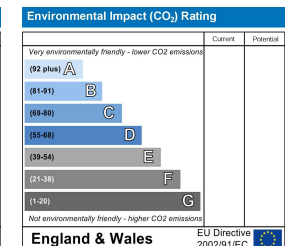
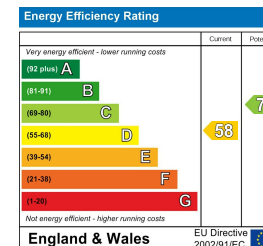
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





**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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