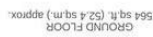
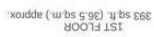
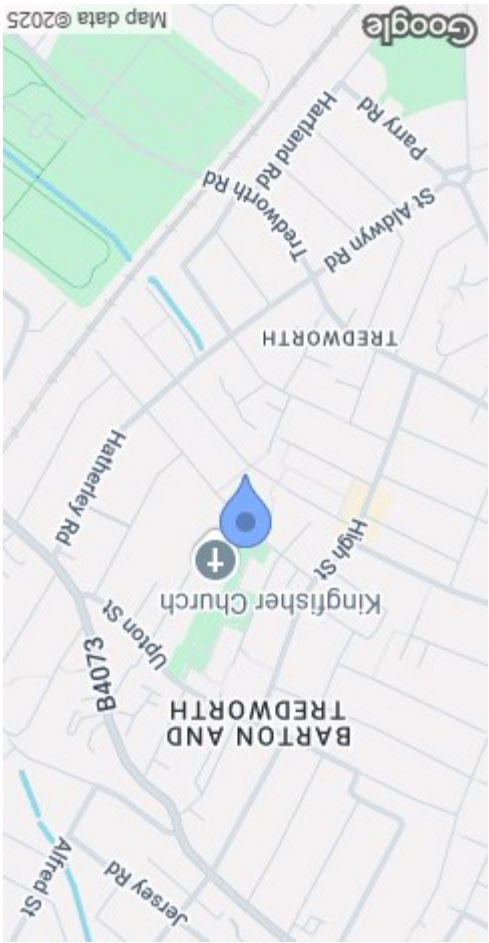


27 Windsor Drive, Tuffley, Gloucester, GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

The logo for Steve Gooch Real Estate features a large, stylized 'SG' monogram on the left. To its right, the name 'STEVE GOOCH' is written in a large, bold, serif font. Below the name, the words 'ESTATE AGENTS' and 'EST 1985' are written in a smaller, all-caps, sans-serif font, separated by a vertical line.

Offers Over £200,000

Chain free three bedroom semi detached house with a vehicle access at the side, gas fired heating and an enclosed rear garden situated at the end of a cul-de-sac.

Accommodation comprises porch, hall, lounge, dining room, fitted kitchen, utility room, bathroom and three good bedrooms.

Outside of the property you have a vehicle access at the side onto a hardstanding and an enclosed rear garden.

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.



Upvc double glazed door leads into:

SIDE ENTRANCE PORCH

Window to side elevation, cloaks hanging space, tiled floor, a further upvc double glazed door leads into:

ENTRANCE HALLWAY

Stairs leading off.

LOUNGE

11'5 x 9'9 max (3.48m x 2.97m max)
Upvc double glazed window to front elevation.

DINING ROOM

15'6 x 11'4 max (4.72m x 3.45m max)
Double radiator, telephone point, tv point, window to side elevation.

KITCHEN

10' x 8'5 (3.05m x 2.57m)
Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit with a mixer tap, electric cooker point, plumbing for automatic washing machine, wall mounted gas fired combination boiler, tiled floor, upvc double glazed window to side elevation, through to:

UTILITY ROOM

7'8 x 6'1 (2.34m x 1.85m)
Tiled floor, double radiator, upvc double glazed French doors to rear elevation.

REAR ENTRANCE HALL

Tiled floor, double glazed door to side elevation.

BATHROOM

9'6 x 6'6 max (2.90m x 1.98m max)
White suite comprising panelled bath, separate shower enclosure and unit, pedestal wash hand basin, low level w.c., partially tiled walls, tiled floor, heated towel rail, extractor fan, upvc double glazed window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Single radiator.

BEDROOM 1

11'4 x 9'9 max (3.45m x 2.97m max)
Double radiator, storage recess, upvc double glazed window to front elevation.

BEDROOM 2

12'1 x 11'4 max (3.68m x 3.45m max)
Double radiator, upvc double glazed window to side elevation.

BEDROOM 3

10'1 x 8'8 max (3.07m x 2.64m max)
Double radiator, upvc double glazed window to side elevation.

OUTSIDE

To the rear there is an enclosed garden which is mainly laid to lawn with a wooden built storage shed. To the side there are double wooden gates leading onto a hardstanding.

SERVICES

Mains water, electricity, gas and drainage.

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.

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 take Finlay Road and at the next roundabout take the first exit off into Tredworth Road. Proceed along here for a short distance and at the traffic lights turn right into Hatherley Road. Proceed along here and turn left into Melbourne Street East 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).