

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 please 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.

England and Wales 2010

Building Type	Rating
Non-domestic building - higher CO2 emissions	G
Non-domestic building - lower CO2 emissions	F
Domestic building - higher CO2 emissions	E
Domestic building - lower CO2 emissions	D
Domestic building - higher CO2 emissions	C
Domestic building - lower CO2 emissions	B
Domestic building - higher CO2 emissions	A

England and Wales 2002/91/EC

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Energy Efficiency Rating

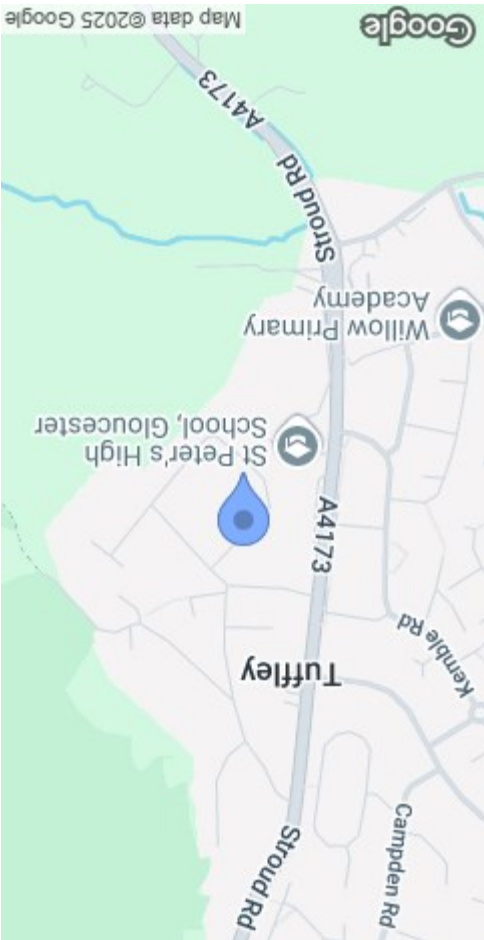
Environmental Impact (CO₂) Rating

EU Directive 2002/91/EC

UK Building Regulations 2010

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 not 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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1 Forest View Road
Tuffley, Gloucester GL4 0BX

£295,000

Chain free two double bedroom detached bungalow with a generous plot and a single garage situated in an elevated position with views.

Accommodation comprises porch, hallway, lounge, dining room, fitted kitchen, conservatory, two double bedrooms and the shower room.

Outside of the property you have a block paved driveway leading to the detached garage and generous gardens that need landscaping.

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 front door leads into:

ENTRANCE PORCH

9'1 x 5'7 (2.77m x 1.70m)

Tiled floor, polycarbonate roof, upvc double glazed windows to front and side elevations, a further partially glazed door leads into:

ENTRANCE HALLWAY

15'3 x 4'9 (4.65m x 1.45m)

Parquet flooring, telephone point, cloaks hanging space, single radiator, built in storage cupboard.

LOUNGE

13'2 x 12'2 max (4.01m x 3.71m max)

Fireplace housing a coal effect fire with a marblesque surround and hearth, windows to front and side elevations, opening into:

DINING ROOM

12'6 x 8'5 (3.81m x 2.57m)

Double radiator, serving hatch into the kitchen, window to side elevation.

KITCHEN

11'3 x 11'1 (3.43m x 3.38m)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, downlighters, double radiator, wall mounted gas fired combination boiler, door to side elevation, window to rear elevation overlooking the rear garden.

BEDROOM 1

12'6 x 12' max (3.81m x 3.66m max)

Built in wardrobes, single radiator, window to front elevation.

BEDROOM 2

12'6 x 11'2 (3.81m x 3.40m)

Double radiator, patio doors into:

CONSERVATORY

10'5 x 9'2 (3.18m x 2.79m)

Brick and double glazed construction with a polycarbonate roof, tiled floor, door to side elevation and views over the surrounding area and hillsides beyond.

SHOWER ROOM

7'6 x 6' max (2.29m x 1.83m max)

Shower tray and unit, low level w.c., wash hand basin with a mixer tap and cupboards below, access to loft space, heated towel rail, window to rear elevation.

OUTSIDE

To the front there is a gravelled garden and a block paved driveway which leads along the side of the property to a:

SINGLE DETACHED GARAGE

Up and over door to front elevation.

To the rear there is a paved patio, a large expanse of lawn with fencing and hedgerow.

SERVICES

Mains water, electricity, gas and drainage.

LOCAL AUTHORITY

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

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.

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 Stroud going past the Fox and Elms Public House and petrol station and turn left into Woods Orchard Road then right into Forest View Road where the property can be located 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).

