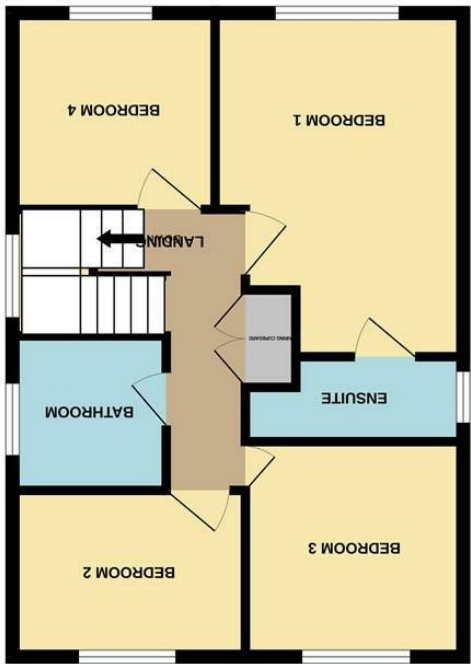
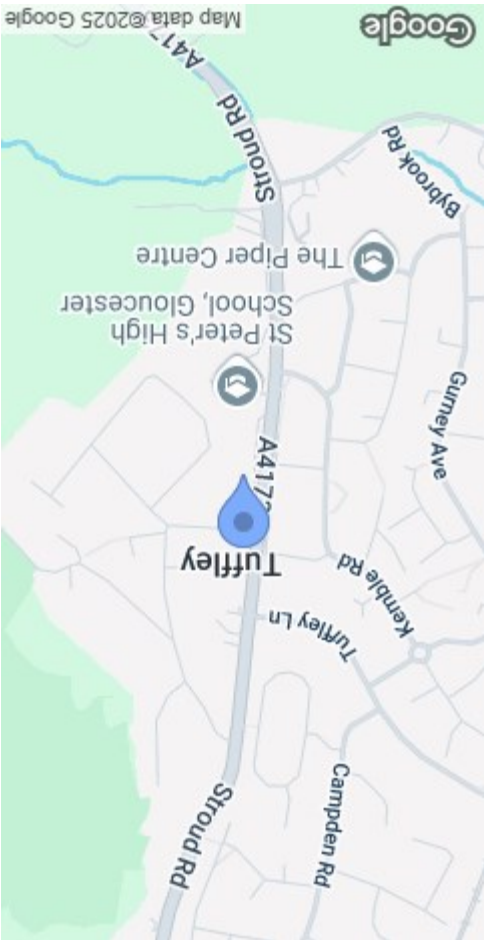


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low running costs	Very energy efficient - low running costs
A	A
(93 kWh/m ²)	(93 kWh/m ²)
B	B
(81-93 kWh/m ²)	(81-93 kWh/m ²)
C	C
(69-81 kWh/m ²)	(69-81 kWh/m ²)
D	D
(56-69 kWh/m ²)	(56-69 kWh/m ²)
E	E
(45-56 kWh/m ²)	(45-56 kWh/m ²)
F	F
(31-45 kWh/m ²)	(31-45 kWh/m ²)
G	G
(15-31 kWh/m ²)	(15-31 kWh/m ²)
Very energy inefficient - high running costs	Very energy inefficient - high running costs
H	H
(11-15 kWh/m ²)	(11-15 kWh/m ²)
I	I
(101 kWh/m ²)	(101 kWh/m ²)
Energy Efficiency Rating	
Current	Target
82	87

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low CO2 emissions	Very energy efficient - low CO2 emissions
A	A
(92 g/kWh)	(92 g/kWh)
B	B
(81-92 g/kWh)	(81-92 g/kWh)
C	C
(69-81 g/kWh)	(69-81 g/kWh)
D	D
(56-69 g/kWh)	(56-69 g/kWh)
E	E
(45-56 g/kWh)	(45-56 g/kWh)
F	F
(31-45 g/kWh)	(31-45 g/kWh)
G	G
(15-31 g/kWh)	(15-31 g/kWh)
Very energy inefficient - high CO2 emissions	Very energy inefficient - high CO2 emissions
H	H
(11-15 g/kWh)	(11-15 g/kWh)
I	I
(101 g/kWh)	(101 g/kWh)
Environmental Impact (CO ₂) Rating	
Current	Target
82	87



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



399 Stroud Road
Tuffley, Gloucester GL4 0DB

£380,000

Chain free four bedroom detached family home with a 52ft enclosed rear garden and an 18ft garage situated conveniently set back from Stroud Road.

Accommodation comprises hallway, cloakroom, 19ft lounge/diner, fitted kitchen, bedroom one with its en-suite shower room, bedroom two, bedroom three, bedroom four and the family bathroom with a white suite.

Outside you have a driveway leading up to the single garage and a 52ft enclosed rear garden with a paved patio and lawn.

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

12' x 6'4 max (3.66m x 1.93m max)

Single radiator, stairs leading off, coved ceiling, built cloaks cupboard with hanging space and shelving.

CLOAKROOM

Low level w.c., wash hand basin with a tiled splashback, tiled floor, coved ceiling, single radiator, upvc double glazed window to side elevation.

OPEN PLAN LOUNGE/DINER

19'7 x 18' max (5.97m x 5.49m max)

Ornamental fireplace surround housing a pebble effect electric fire, two single radiators, wall lights, tv point, understairs storage cupboard, upvc double glazed patio doors to rear elevation overlooking the surrounding area and hillside beyond., matching window to side elevation.

KITCHEN

10'4 x 7'1 (3.15m x 2.16m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer sink unit with a chrome mixer tap, built in electric oven, ceramic hob and extractor hood, space for a fridge, wall mounted gas fired central heating boiler, single radiator, upvc double glazed door and matching window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Airing cupboard with hot water cylinder and slatted shelving, access to loft space, upvc double glazed window to side elevation.

BEDROOM 1

14'9 x 9'8 max (4.50m x 2.95m max)

Single radiator, coved ceiling, upvc double glazed window to front elevation with far reaching views, through to:

EN-SUITE SHOWER ROOM

8'4 x 3'9 max (2.54m x 1.14m max)

Shower enclosure and unit, wash hand basin with a mixer tap and cupboard below, tiled floor, coved ceiling, shaver point, single radiator, upvc double glazed window to side elevation.

BEDROOM 2

12'5 x 8'5 (3.78m x 2.57m)

Coved ceiling, single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3

9'7 x 9'4 (2.92m x 2.84m)

Coved ceiling, single radiator, upvc double glazed window to rear elevation.

BEDROOM 4

8'9 x 7'9 (2.67m x 2.36m)

Telephone point, single radiator, coved ceiling, upvc double glazed window to front elevation.

FAMILY BATHROOM

6'6 x 6'2 max (1.98m x 1.88m max)

White suite comprising panelled bath, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, shaver point, coved ceiling, upvc double glazed window to side elevation.

OUTSIDE

The front garden is laid to gravel with a pathway leading to the front door and a driveway providing off road parking leading to a:

SINGLE GARAGE

18'6 x 8'2 (5.64m x 2.49m)

Up and over door to front elevation, upvc double glazed door to side elevation, power, lighting and plumbing for a washing machine.

To the rear there is a pleasant enclosed garden measuring approximately 52ft in length with a paved patio, steps leading up to the rest of the garden which is mainly laid to lawn with a wooden built garden shed and the whole is surrounded by panelled fencing.

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: D
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 up the hill passing Fox and Elms public house and the petrol station on the left hand side taking the second left where signposted 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).