

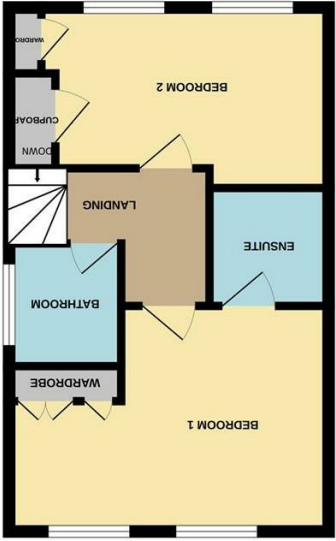
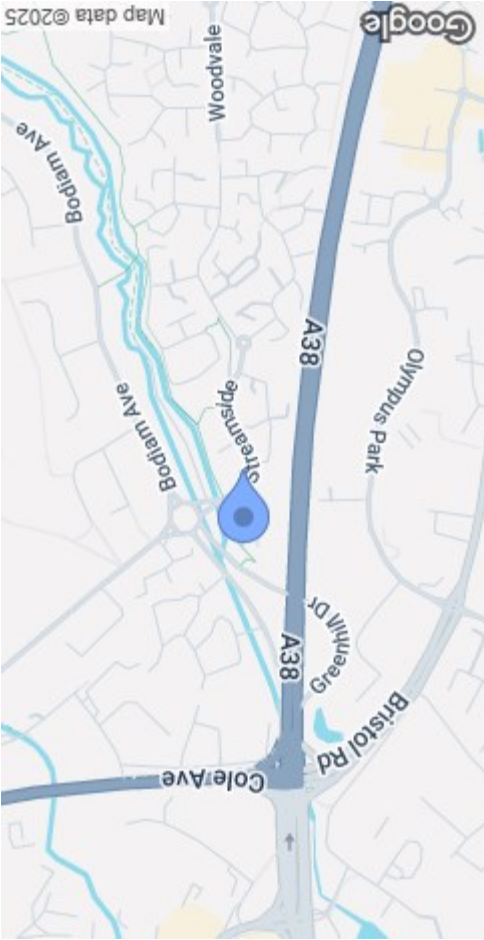
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating	
Current	76
Target	87
Environmental Impact (CO ₂) Rating	
Current	A
Target	A

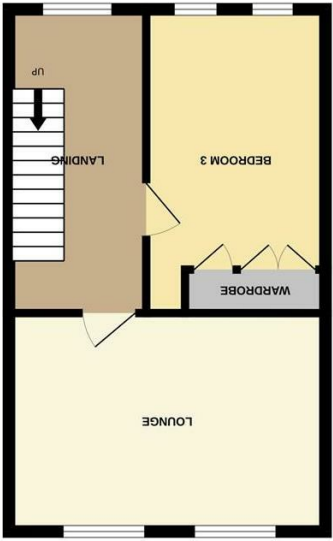
England & Wales	
Very energy efficient - low running costs	A (93-100)
Energy efficient - low running costs	B (81-92)
Decent energy efficiency	C (69-80)
Below average energy efficiency	D (55-68)
Below average energy efficiency	E (45-54)
Poor energy efficiency - high running costs	F (35-44)
Very poor energy efficiency - high running costs	G (1-34)

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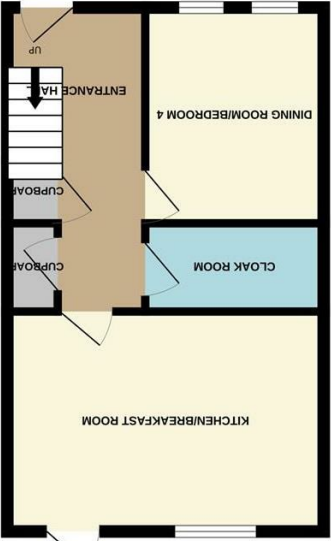
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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2ND FLOOR



1ST FLOOR



GROUND FLOOR



17 Streamside
Tuffley, Gloucester GL4 0TA

£280,000

Spacious three/four bedroom three storey property with an en-suite shower room, a low maintenance enclosed rear garden and a carport situated in a popular family area.

Accommodation comprises hallway, cloakroom, dining room/bedroom four, fitted kitchen/breakfast room, lounge, bedroom three with built in wardrobes, bedroom one with its en-suite shower room, bedroom three and the family bathroom with a white suite.

Outside of the property you have a small front garden with a pathway leading to the front door and at the rear there is a low maintenance enclosed rear garden with a gate leading to off road parking and a carport.

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.



A partially glazed front door leads into:

ENTRANCE HALLWAY
14'5 x 7' max (4.39m x 2.13m max)
Stairs leading off with storage cupboard under, coved ceiling, telephone point, karndeian flooring, cupboard housing the central heating boiler.

CLOAKROOM
8' x 3'1 (2.44m x 0.94m)
Low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, single radiator, extractor fan, karndeian flooring.

DINING ROOM/BEDROOM 4
11'2 x 10'6 (3.40m x 3.20m)
Two single radiators, coved ceiling, two upvc double glazed Georgian style windows to front elevation.

KITCHEN/BREAKFAST ROOM
16'4 x 11'2 (4.98m x 3.40m)
Base and wall mounted units, granite worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, Range style cooker with an extractor hood, built in dishwasher, built in washing machine, space for table and chairs, karndeian flooring, double radiator, upvc double glazed Georgian style window to rear elevation, double glazed door to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Single radiator, stairs leading off, upvc double glazed Georgian style window to front elevation.

LOUNGE
16'7 x 13' (5.05m x 3.96m)
Ornamental fireplace surround and hearth, two single radiator, tv point, telephone point, coved ceiling, two upvc double glazed Georgian style windows to rear elevation.

BEDROOM 3
12'5 x 10'9 max (3.78m x 3.28m max)
Built in wardrobes, single radiator, two upvc double glazed Georgian style windows to front elevation.

From the landing stairs lead to the second floor.

LANDING
Doors leading off.

BEDROOM 1
15'2 x 14' max (4.62m x 4.27m max)
Built in wardrobes, access to loft space, two single radiators, two upvc double glazed Georgian style windows to rear elevation, through to:

EN-SUITE SHOWER ROOM
6'2 x 5'4 (1.88m x 1.63m)
Corner shower cubicle and unit, low level w.c., pedestal wash hand basin with a mixer tap, fully tiled walls, single radiator, shaver point, extractor fan.

BEDROOM 2
16'6 x 8' (5.03m x 2.44m)
Built in wardrobe, built in storage cupboard, two single radiators, three upvc double glazed Georgian style windows to front elevation.

FAMILY BATHROOM
6'7 x 5'6 (2.01m x 1.68m)
White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, extractor fan, shaver point, single radiator.

OUTSIDE
To the front there is a paved pathway leading to the front door, a gravelled garden area and hedgerow.

To the rear there is an enclosed low maintenance garden laid to gravel with a paved patio enclosed on both sides by fencing. A personal access gate at the rear leads to two off road parking spaces one beneath a carport.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be confirmed.

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: C
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Freehold.

ESTATE FEE
£280.00 Per Annum.

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 our office in Windsor Drive turn into Chatsworth Avenue and at the end turn right into Bodiam Avenue. Continue along here and at the roundabout turn left into Streamside 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).

