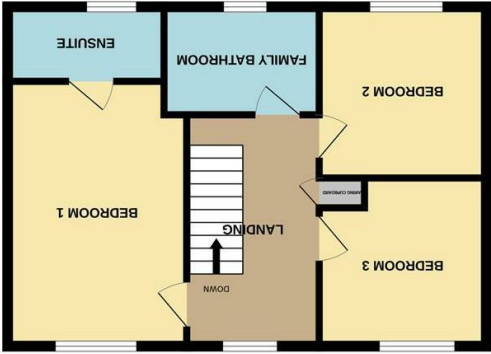
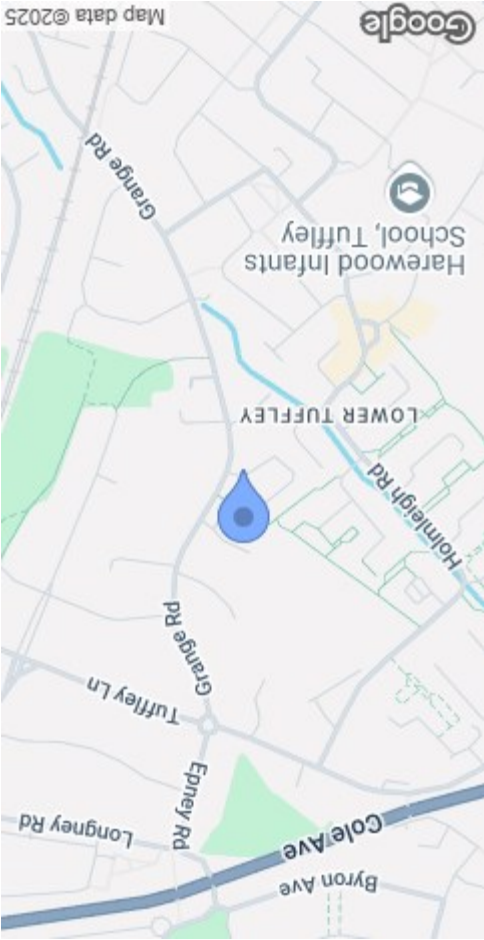
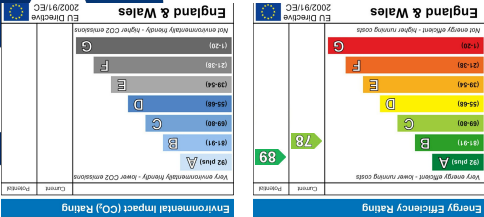
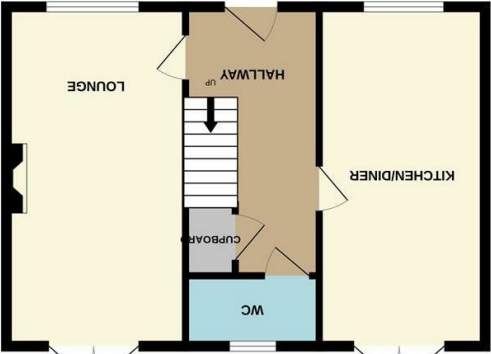


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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7 Meredith Way
Tuffley, Gloucester GL4 0UD

£295,000

Chain free three bedroom detached family home built in 2007 with an 18ft fitted kitchen/diner that has French doors onto the garden, an en-suite shower room and a single garage situated in a good family area.

Accommodation comprises hallway, cloakroom, lounge with French doors onto the patio, fitted kitchen/diner with built in appliances, bedroom one with an en-suite shower room, bedroom two, bedroom three and the family bathroom with a white suite.

Outside of the property you have a tarmacadam driveway leading to the detached single garage and an enclosed rear garden with a 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.



Double glazed front door leads into:

ENTRANCE HALLWAY
14'7 x 6'2 max (4.45m x 1.88m max)
Stairs leading off with storage cupboard under, single radiator, telephone point.

CLOAKROOM
6'1 x 3'8 (1.85m x 1.12m)
Low level w.c., pedestal wash hand basin with a tiled splashback, single radiator, extractor fan, upvc double glazed window to rear elevation.

LOUNGE
18'9 x 10'4 (5.72m x 3.15m)
Two single radiators, tv point, upvc double glazed window to front elevation, matching French doors to rear elevation onto the patio.

KITCHEN/DINER
18'7 x 9'2 (5.66m x 2.79m)
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 four burner gas hob, electric double oven and extractor hood, cupboard housing the gas fired combination boiler, plumbing for automatic washing machine, space for fridge/freezer, tiled floor, space for table and chairs, double radiators, upvc double glazed windows to front elevation, matching French doors to rear elevation onto the patio.

From the entrance hallway stairs lead to the first floor.

LANDING
Single radiator, access to loft space, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 1
14'6 x 10'6 max (4.42m x 3.20m max)
Double built in wardrobes, single radiator, tv point, upvc double glazed window to rear elevation, through to:

EN-SUITE SHOWER ROOM
9'1 x 3'8 max (2.77m x 1.12m max)
Double shower enclosure and unit, low level w.c., pedestal wash hand basin, partially tiled walls, extractor fan, shaver point, single radiator, upvc double glazed window to front elevation.

BEDROOM 2
11'2 x 9'1 (3.40m x 2.77m)
Single radiator, upvc double glazed window to front elevation.

BEDROOM 3
9'1 x 7'1 max (2.77m x 2.16m max)
Single radiator, upvc double glazed window to rear elevation.

FAMILY BATHROOM
7'7 x 6'2 max (2.31m x 1.88m max)
White suite comprising panelled bath with a mixer tap, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, extractor fan, upvc double glazed window to rear elevation.

OUTSIDE
To the front there is a garden which is laid to shale with a block paved pathway leading to the front door. To the side there is a block paved garden area and a tarmacadam driveway leading to a:

SINGLE DETACHED GARAGE
Up and over door to front elevation.

A personal access gate leads into the rear garden which is laid to lawn with a paved patio, flower borders, plants and trees.

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 our office proceed down turning left onto Grange Road. Proceed along here for a short distance turning left where signposted Meredith Way 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).