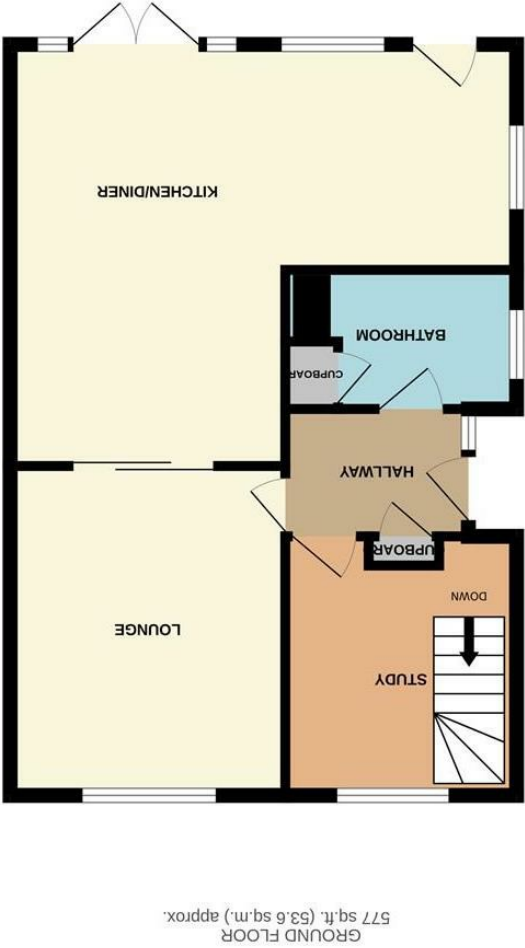
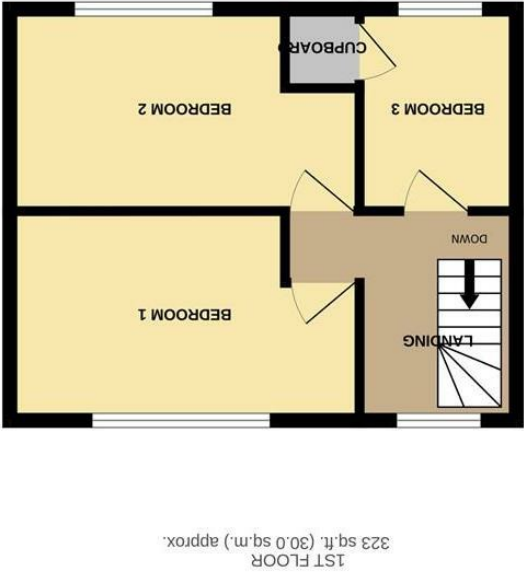
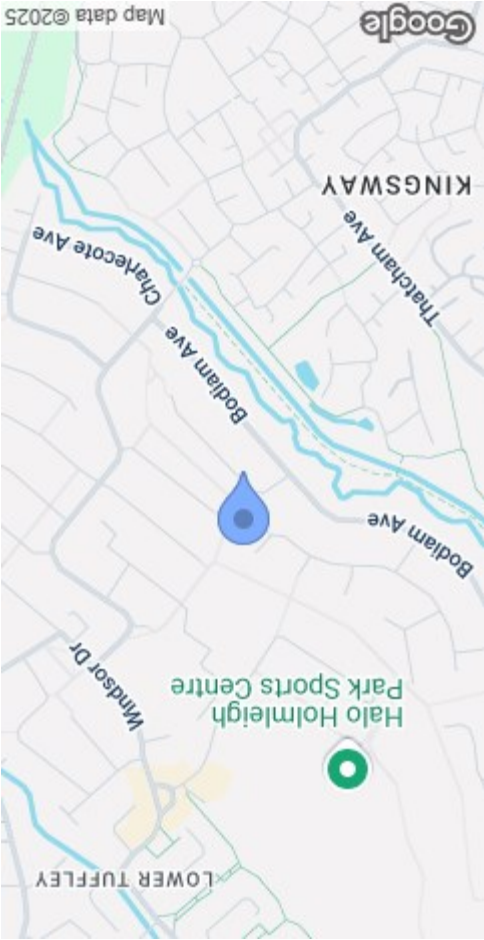
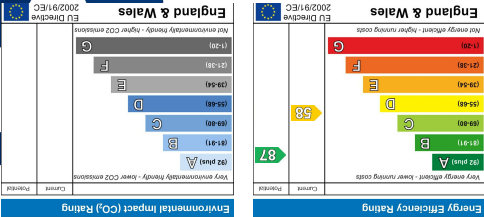


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



6 Arundel Close
Tuffley, Gloucester GL4 0TW

£265,000

Spacious three bedroom semi detached house with a 20ft newly fitted kitchen/diner that has built in appliances and French doors onto the patio, blocked paved off road parking, upvc double glazing and gas fired heating.

Accommodation comprises hallway, lounge, 20ft fitted kitchen/diner, study, bathroom, bedroom one, bedroom two and bedroom three.

Outside of the property you have a block paved and tarmacadam driveway and an enclosed rear garden with a paved patio and garden shed.

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 Georgian style side entrance door leads into:

ENTRANCE HALLWAY
Built in storage cupboard with hanging space and shelving.

LOUNGE
11'9 x 11' (3.58m x 3.35m)
Double radiator, coved ceiling, tv point, upvc double glazed window to front elevation overlooking the surrounding area, sliding doors into:

KITCHEN/DINER
20'2 x 16'7 (6.15m x 5.05m)
A range of newly fitted base and wall mounted units, compacted laminated worksurfaces, tiled splashbacks, single bowl sink unit with a mixer tap, built in electric oven, ceramic hob and extractor hood, built in dishwasher, built in fridge/freezer, space for a large table and chairs, wall lights, amtico flooring, upvc double glazed French doors onto the patio, matching door to rear elevation, window to side elevation.

STUDY
10'6 x 9' max (3.20m x 2.74m max)
Double radiator, coved ceiling, stairs leading off, upvc double glazed window to front elevation.

BATHROOM
6'5 x 5'4 (1.96m x 1.63m)
White suite comprising panelled bath with shower unit over, low level w.c., pedestal wash hand basin, shaver point and light, extractor fan, cupboard housing plumbing for an automatic washing machine and slatted shelving, upvc double glazed window to side elevation.

From the study stairs lead to the first floor.

LANDING
Double glazed window to front elevation.

BEDROOM 1
13'9 x 8'3 max (4.19m x 2.51m max)
Single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 2
13'6 x 8' max (4.11m x 2.44m max)
Double radiator, upvc double glazed window to rear elevation overlooking the surrounding area and hillsides beyond.

BEDROOM 3
8' x 6'3 max (2.44m x 1.91m max)
Wall mounted gas fired combination boiler, single radiator, built in storage cupboard, upvc double glazed window to rear elevation.

OUTSIDE
To the front of the property there is a block paved driveway providing off road parking. To the side there is a tarmacadam driveway providing further off road parking, external water supply and a wooden built gate leads around to the rear where there is a paved patio and steps which lead down to the rest of the garden where there is a wooden built garden shed. The whole is surrounded by panelled fencing.

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: C
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 the office proceed down Windsor Drive and turn left into Chatsworth Avenue. Continue along here turning right where signposted into Bodiam Avenue then first right into Arundel Close where the property can be located on the right 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).