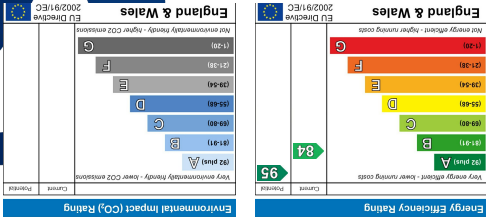


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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





Offers Over £290,000

Spacious beautifully presented three/four bedroom semi detached house with a fitted kitchen/diner that has a full range of built in appliances, a downstairs cloakroom, an en-suite shower room, off road parking for two vehicles and a pleasant low maintenance enclosed rear garden.

Accommodation comprises hallway, study/bedroom four, cloakroom, fitted kitchen/diner with French doors onto the patio, lounge with a Juliet balcony, bedroom one with its en-suite shower room, bedroom two, bedroom three and the family bathroom with a white suite.

Outside of the property you have a driveway providing off road parking and a pleasant enclosed low maintenance 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**  
13'8 x 8' max (4.17m x 2.44m max)  
Double radiator, stairs leading off.

**STUDY/BEDROOM 4**  
9'8 x 8'9 max (2.95m x 2.67m max)  
Single radiator, telephone point, upvc double glazed window to front elevation.

**CLOAKROOM**  
4'9 x 3'1 (1.45m x 0.94m)  
White suite comprising low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, single radiator, extractor fan.

**KITCHEN/DINER**  
13'2 x 12'8 max (4.01m x 3.86m max)  
Base and wall mounted units, laminated worktops, 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, built in fridge/freezer, built in dishwasher, built in washing machine, cupboard housing the gas fired combination boiler, space for table and chairs, double radiator, understairs storage cupboard, upvc double glazed window and matching French doors to rear elevation onto the patio.

From the entrance hallway stairs lead to the first floor.

**LANDING**  
Doors leading off, stairs leading off.

**LOUNGE**  
13'1 x 9'2 (3.99m x 2.79m)  
Single radiator, tv point, upvc double glazed window to front elevation, upvc double glazed French doors to Juliet balcony to front elevation.

**BEDROOM 1**  
13'1 x 9'6 max (3.99m x 2.90m max)  
Single radiator, two upvc double glazed windows to rear elevation overlooking the rear garden and surrounding area, through to:

**EN-SUITE SHOWER ROOM**  
6'5 x 4'5 max (1.96m x 1.35m max)  
Shower enclosure and unit, low level w.c., corner wash hand basin with a mixer tap, partially tiled walls, single radiator, extractor fan.  
From the landing stairs lead to the second floor.

**LANDING**  
Access to loft space, built in storage cupboard.

**BEDROOM 2**  
13'2 x 10'4 max (4.01m x 3.15m max)  
Single radiator, two upvc double glazed windows to front elevation overlooking the surrounding area and hillsides beyond.

**BEDROOM 3**  
13'3 x 9'7 max (4.04m x 2.92m max)  
Single radiator, two upvc double glazed windows to rear elevation overlooking the surrounding area and hillsides beyond.

**FAMILY BATHROOM**  
6'4 x 5'6 (1.93m 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, single radiator.

**OUTSIDE**  
At the front there is off road parking for two vehicles.  
To the rear there is a pleasant enclosed low maintenance garden with a paved patio and lawn.

**SERVICES**  
Mains water, electricity, gas and drainage.

**WATER RATES**  
To be advised.

**MAINTENANCE CHARGES**  
£250,000 Per Annum.  
**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.

**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**  
Coming from Windsor Drive proceed down to Grange Road turning right and go underneath the railway bridge then take the first turning right into Laines Walk then right into Freemans Road then left into Atkyns Drive 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).

