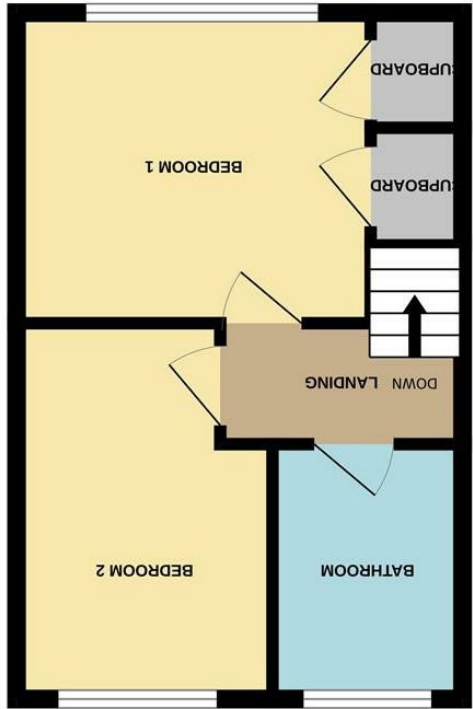
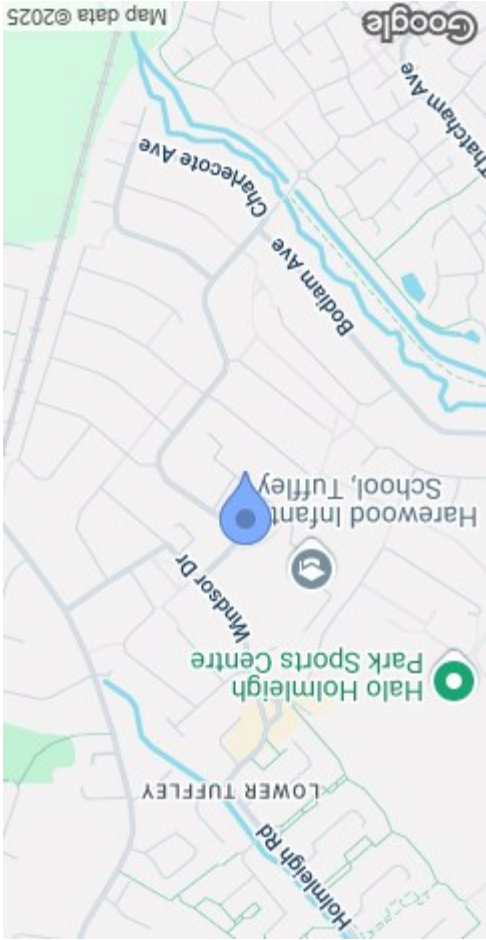
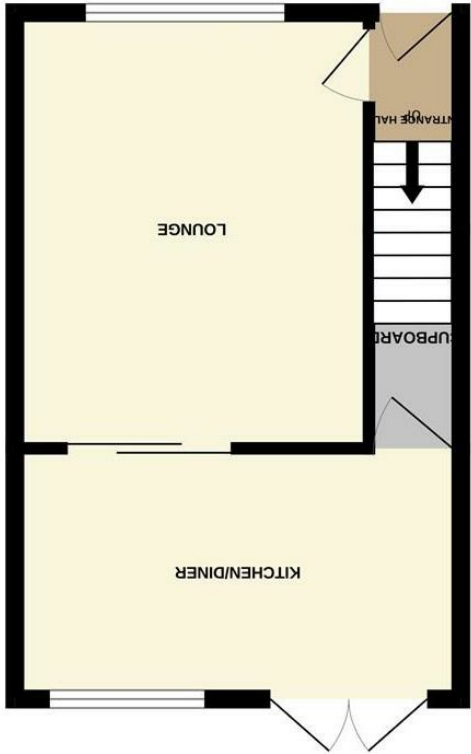


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Future
Energy Efficiency Rating Legend	
A (92-100) Very energy efficient - low running costs	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28) Not energy efficient - high running costs	
England & Wales 2008/9 EPC	
EU Directive 2002/91/EC	
Map data @2025	



1ST FLOOR



GROUND FLOOR



9 Harewood Close  
Tuffley, Gloucester GL4 0SR



£217,000

Very well presented chain free two double bedroom chalet style house with a lovely landscaped rear garden, off road parking, a 14ft fitted kitchen/diner with built in appliances, upvc double glazing and gas fired central heating situated within a convenient cul-de-sac.

Accommodation comprises entrance hallway, lounge, fitted kitchen/diner with French doors onto the patio, bedroom one, bedroom two and the bathroom with a white suite.

Outside at the front of the property you have a gravelled driveway and a further off road parking space.

Around to the rear there is a lovely landscaped enclosed garden with a patio, astro turf, a raised wooden deck and a gated rear access.

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**

Laminate flooring, stairs leading off.

**LOUNGE**

13'7 x 11'1 max (4.14m x 3.38m max)

Recess for shelving, tv point, double radiator, upvc double glazed window to front elevation overlooking the cul-de-sac, sliding doors lead into:

**KITCHEN/DINER**

14' x 7'8 (4.27m x 2.34m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, four burner gas hob, electric oven, plumbing for an automatic washing machine, space for table and chairs, 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**

Access to loft space.

**BEDROOM 1**

11'1 x 9'6 (3.38m x 2.90m)

Built in storage cupboards, single radiator, coved ceiling with downlighters, upvc double glazed window to front elevation overlooking the cul-de-sac and surrounding area.

**BEDROOM 2**

11'8 x 8'7 max (3.56m x 2.62m max)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden, surrounding area and hillsides beyond.

**BATHROOM**

7'3 x 5' (2.21m x 1.52m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, chrome heated towel rail, hardwood flooring, upvc double glazed window to rear elevation.

**OUTSIDE**

To the front there is a paved pathway leading to the front and a gravelled driveway providing off road parking.

To the rear there is a pleasant enclosed rear garden with a paved patio, astro turf, a raised wooden deck and a personal access gate at the rear all surrounded by panelled fencing.

**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.

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: B  
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 into Chatsworth Avenue and take the first turning right into Harewood Close where the property can be found.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).