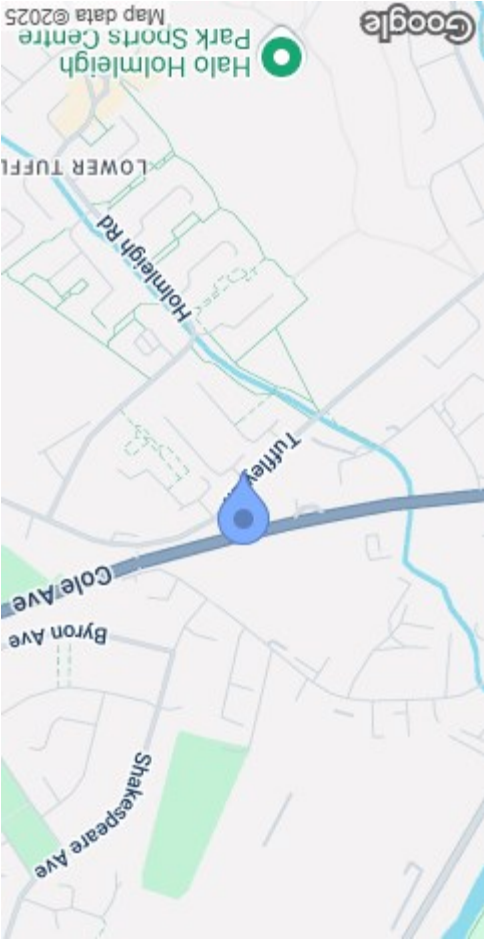


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
England & Wales 2009/10 EC		England & Wales 2009/10 EC	
Very energy efficient - low running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Very energy inefficient - high running costs		Not environmentally friendly - higher CO ₂ emissions	
72		87	

What 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 or omission or mis-statement. This plan is 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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299 Tuffley Lane
Tuffley, Gloucester GL4 0RP

£235,000

Chain free well presented three bedroom end terraced house with a 16ft fitted kitchen/diner that has built in appliances and a door onto the patio, gas fired central heating with a two year old boiler, upvc double glazing and an enclosed rear garden with a paved patio.

Accommodation comprises 17ft lounge, 16ft fitted kitchen/diner, bedroom one, bedroom two, bedroom three and the bathroom with a white suite.

Outside you have a small front garden that is laid to lawn and a pleasant enclosed rear garden with a large paved patio.

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 PORCH

Upvc double glazed windows to front and side elevations, a further partially glazed door into:

LOUNGE

17' x 15'2 max (5.18m x 4.62m max)
Laminate flooring, two single radiators, downlighters, stairs leading off, upvc double glazed window to front elevation overlooking the surrounding area through to:

KITCHEN/DINER

16'9 x 10' (5.11m x 3.05m)
A range of modern base and wall mounted units, laminated worktops and splashbacks, single drainer sink unit with a hot mixer tap, built in induction hob, extractor hood, electric double oven, space for fridge/freezer, plumbing for automatic washing machine, built in dishwasher, space for table and chairs, double radiator, understairs storage cupboard, upvc double glazed windows and door to rear elevation onto the garden.

From the lounge stairs lead to the first floor.

LANDING

Access to loft space, downlighters, built in storage cupboard.

BEDROOM 1

13'2 x 10' (4.01m x 3.05m)
Single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 2

12'2 x 11' max (3.71m x 3.35m max)
Built in wardrobe, radiator, upvc double glazed window to rear elevation.

BEDROOM 3

10'4 x 6'8 max (3.15m x 2.03m max)
Built in wardrobe, single radiator, upvc double glazed window to front elevation.

BATHROOM

7'7 x 5'5 (2.31m x 1.65m)
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, heated towel rail, two upvc double glazed windows to rear elevation.

OUTSIDE

To the front there is a pathway leading to the front door and a garden which is laid to lawn.

Side access leads around to the rear garden which is mainly laid to lawn with a large paved patio all enclosed by panelled fencing with a personal access gate at the rear.

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: 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 St Barnabas roundabout proceed along Stroud Road turning right opposite the Co-Op into Tuffley Lane and proceed along here under the railway bridge and over the roundabout where the property can be found on the left 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).