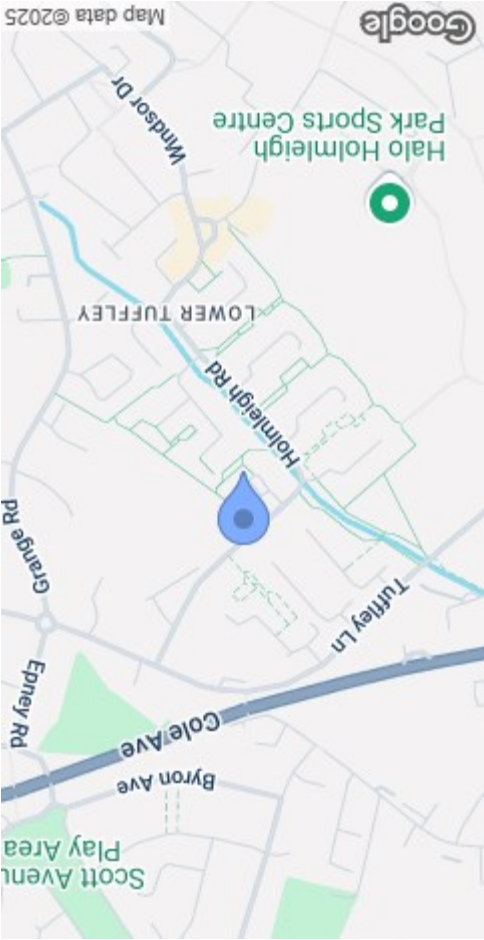


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Minimum	Maximum
New energy efficient - low running costs			
EU Directive 2002/91/EC			
Energy efficient - high running costs			
EU Directive 2002/91/EC			
New energy efficient - low running costs			
EU Directive 2002/91/EC			
Energy efficient - high running costs			
EU Directive 2002/91/EC			



8 Lilac Way
Tuffley, Gloucester GL4 0RF

£235,000

Spacious three bedroom semi detached house with a single en-bloc garage, gas fired central heating and a pleasant enclosed rear garden situated in a popular family area.

Accommodation comprises porch, hallway, lounge, dining room, kitchen, bedroom one, bedroom two, bedroom three, bathroom and a separate w.c.

Outside you have a pleasant enclosed rear garden with a brick built storage shed and an en-bloc single garage.

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 leads into:

ENTRANCE HALLWAY

Stairs leading off, through to:

LOUNGE

14'3 x 13'8 max (4.34m x 4.17m max)

Single radiator, tv point, coved ceiling, upvc double glazed window to front elevation overlooking the surrounding area, archway through to:

DINING ROOM

11'3 x 9'4 (3.43m x 2.84m)

Single radiator, upvc double glazed window to rear elevation overlooking the garden.

KITCHEN

11'6 x 7'4 max (3.51m x 2.24m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer sink unit with a mixer tap, gas cooker point, plumbing for automatic washing machine, understairs storage recess, upvc double glazed window and door to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, airing cupboard housing the gas fired central heating boiler.

BEDROOM 1

14' x 10'1 (4.27m x 3.07m)

Single radiator, upvc double glazed window to front elevation.

BEDROOM 2

12' x 11' max (3.66m x 3.35m max)

Single radiator, upvc double glazed window to rear elevation overlooking the surrounding area.

BEDROOM 3

11'2 x 6'8 max (3.40m x 2.03m max)

Built in storage cupboard, single radiator, upvc double glazed window to front elevation.

BATHROOM

5'5 x 4'8 (1.65m x 1.42m)

Coloured suite comprising bath with a shower unit over, pedestal wash hand basin, single radiator, upvc double glazed window to rear elevation.

SEPARATE W.C.

5'5 x 2'8 (1.65m x 0.81m)

Low level w.c., upvc double glazed window to rear elevation.

OUTSIDE

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

To the rear there is a pleasant enclosed garden which is mainly laid to lawn, brick built storage shed all surrounded by panel fencing with a personal gate. There is also a:

EN-BLOC GARAGE

Up and over door to front elevation.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be confirmed.

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 the office in Windsor Drive proceed towards Beaufort Co-Operative Academy and proceed into Holmleigh Road turning right where signposted into Lilac 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).