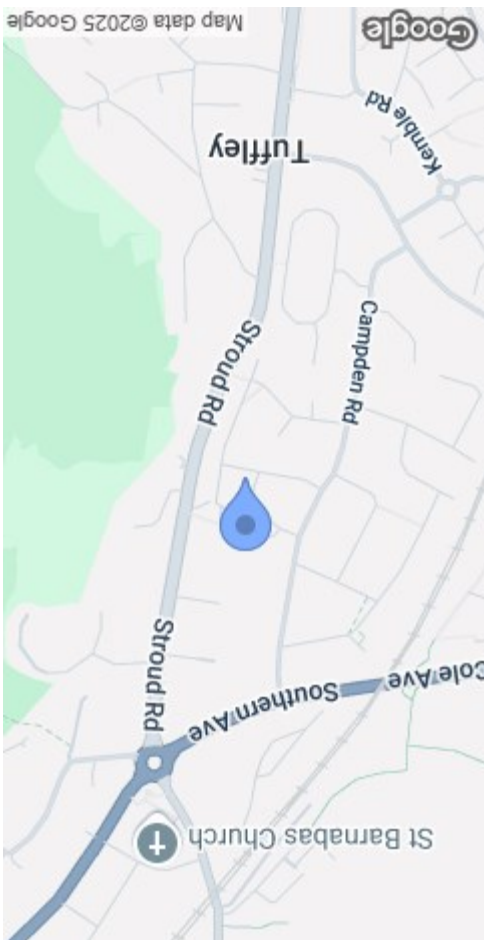




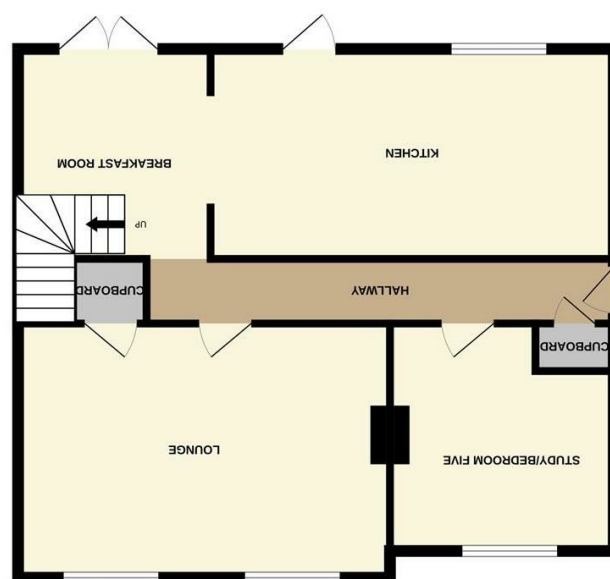
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 45-54 F: 35-44 G: 1-34	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



While 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, omission or mis-statement. This plan is for 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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TOTAL FLOOR AREA: 1555 sq.ft. (144.5 sq.m.) approx.



25 Cherrywood Gardens
 Tuffley, Gloucester GL4 0AE

STEVE GOOCH
 ESTATE AGENTS | EST 1985

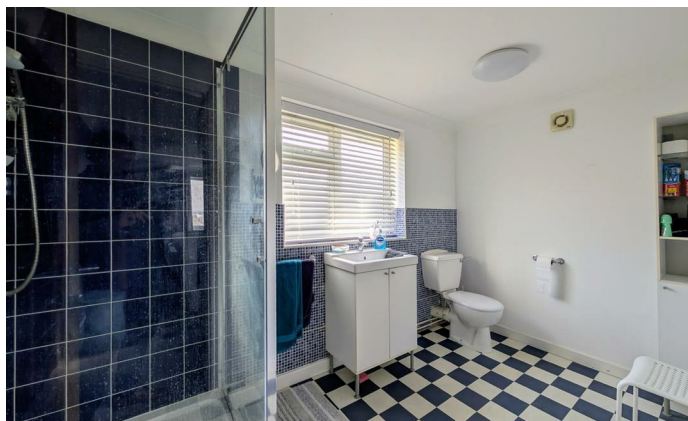
£335,000

Spacious four/five bedroom semi detached house with an en-suite shower room and a newly fitted kitchen situated in an elevated position with outstanding far reaching views.

Accommodation comprises hallway with a cloaks cupboard, study/bedroom five, lounge with lovely views, breakfast room with French doors onto the patio, newly fitted 19ft kitchen, bedroom one with its en-suite shower room, bedroom two, bedroom three, bedroom four and the family bathroom with a separate shower enclosure.

Outside at the front of the property you have a driveway providing off road parking and an enclosed 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.



Upvc double glazed side entrance door leads into:

ENTRANCE HALLWAY

Laminate flooring, single radiator, coved ceiling, built in cloaks cupboard.

STUDY/BEDROOM 5

11'3 x 10'8 max (3.43m x 3.25m max)

Laminate flooring, coved ceiling, single radiator, upvc double glazed window to front elevation with far reaching views.

LOUNGE

18'7 x 13' max (5.66m x 3.96m max)

Laminate flooring, tv point, wall lights, two single radiators, built in storage cupboard, two upvc double glazed windows to front elevation with far reaching views.

BREAKFAST ROOM

10'6 x 10'2 max (3.20m x 3.10m max)

Laminate flooring, stairs leading off, double radiator, coved ceiling, upvc double glazed French doors to rear elevation onto the patio.

KITCHEN/DINER

19'2 x 10' max (5.84m x 3.05m max)

Newly fitted base and wall mounted units, laminated worktops, single drainer one and half bowl stainless steel sink unit with a mixer tap, built in electric oven ceramic hob and extractor hood, plumbing for a dishwasher, plumbing for an automatic washing machine, wall mounted gas fired combination boiler, double radiator, downlighters, upvc double glazed window and door to rear elevation.

From the breakfast room stairs lead to the first floor.

LANDING

Access to loft space, single radiator.

BEDROOM 1

16'6 x 10'9 (5.03m x 3.28m)

Coved ceiling, double radiator, downlighters, upvc double glazed window to front elevation with outstanding far reaching views, through to:

EN-SUITE SHOWER ROOM

10'8 x 6'5 (3.25m x 1.96m)

Corner shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, partially tiled walls, coved ceiling, single radiator, extractor fan, upvc double glazed window to rear elevation.

BEDROOM 2

13'4 x 10'1 (4.06m x 3.07m)

Laminate flooring, single radiator, upvc double glazed window to front elevation with outstanding far reaching views.

BEDROOM 3

13'3 x 8'5 (4.04m x 2.57m)

Single radiator, upvc double glazed window to front elevation.

BEDROOM 4

10'8 x 7'5 (3.25m x 2.26m)

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

BATHROOM

9'9 x 8' max (2.97m x 2.44m max)

White suite comprising panelled bath with a corner shower cubicle and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, double radiator, airing cupboard with shelving, chrome heated towel rail, upvc double glazed window to rear elevation.

OUTSIDE

To the front of the property there is a driveway providing off road parking for at least two vehicles and a garden which is laid to lawn.

To the side there is a paved pathway leading to the side entrance door and to a personal access gate which leads around to the rear garden which has a patio then steps leading up to the rest of garden which is mainly laid to lawn with storage sheds and a summerhouse surrounded by panelled fencing.

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: D
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 into Southern Avenue taking the first left into Firwood Drive left again into Cherrywood Gardens 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).

