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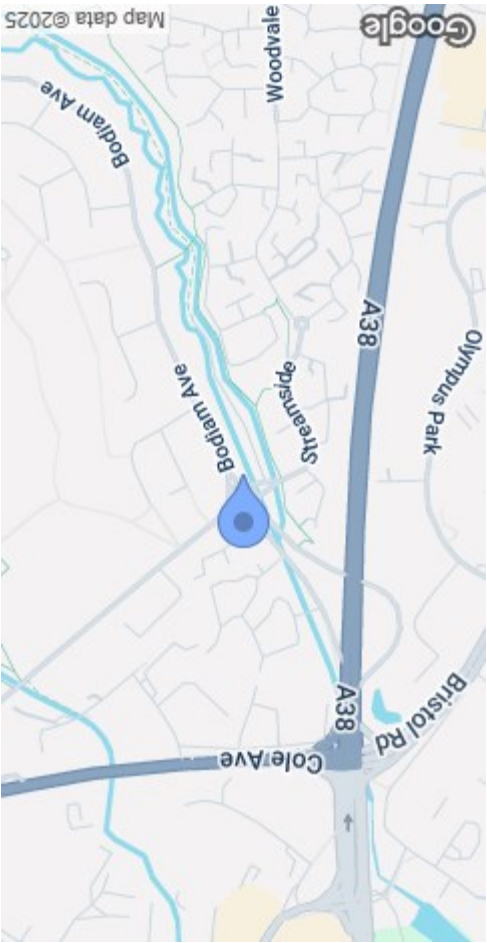
GROUND FLOOR (91.7 sq.m.) approx.

The ground floor plan shows a large lounge area on the left, a family room on the right, and a central hallway. The kitchen/diner is at the top, with a study and WC to its right. An entrance area leads from the right. A conservatory is attached to the kitchen/diner. A staircase with an 'UP' arrow is located near the kitchen/diner. A shed/former garage is shown to the right of the main house.

987 sq.ft. (91.7 sq.m.) approx.

1ST FLOOR (75 sq.ft. (6.9 sq.m.) approx.)

The first floor plan shows a large bedroom 1 on the right, a bathroom, and a landing. The landing leads to bedrooms 2, 3, and 4. A staircase with a 'DOWN' arrow is located near the landing. A conservatory is attached to the bedroom 1 area.



STEVE GOOCH
ESTATE AGENTS | EST 1985

£330,000

SPACIOUS, WELL PRESENTED AND EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE with an EN-SUITE SHOWER ROOM, a upvc double glazed CONSERVATORY and A LOVELY ENCLOSED LOW MAINTENANCE REAR GARDEN with a STORAGE SHED/FORMER GARAGE and a SUMMER HOUSE.

Accommodation comprises ENTRANCE AREA, HALLWAY, W.C, LOUNGE, FAMILY ROOM, STUDY, FITTED KITCHEN DINER WITH A RANGE COOKER, CONSERVATORY, BEDROOM ONE WITH IT'S EN-SUITE SHOWER ROOM, BEDROOM TWO WITH FITTED WARDROBES, BEDROOM THREE, BEDROOM FOUR AND THE BATHROOM WITH A WHITE SUITE.

Outside you have a GRAVELLED FRONT GARDEN and a LOVELY LOW MAINTENANCE ENCLOSED REAR GARDEN WITH PATIO'S, FLOWER BORDERS AND A SHED/FORMER 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 side entrance door leads: into:

ENTRANCE AREA
Tiled flooring, downlighter, partially glazed door leads into:

ENTRANCE HALL
Tiled floor, single radiator, downlighters, stairs leading off.

CLOAKROOM
6'04 x 4'01 max (1.93m x 1.24m max)
White suite comprising wash hand basin, low level w.c, tiled flooring, fully tiled walls, downlighters, double radiator, upvc double glazed window to rear elevation.

LOUNGE
15'09 x 10'09 max (4.80m x 3.28m max)
Double radiator, tv point, laminate flooring, upvc double glazed window to front elevation overlooking the surrounding area.

FAMILY ROOM
13'05 x 11'01 max (4.09m x 3.38m max)
Built in storage cupboards, double radiator, tv point, upvc double glazed window to front elevation overlooking the surrounding area.

STUDY
6'07 x 6'05 (2.01m x 1.96m)
Double radiator, telephone point, upvc double glazed window to rear elevation overlooking the rear garden.

KITCHEN/DINER
15'08 x 11'09 max (4.78m x 3.58m max)
Base and wall mounted units, laminated worktops, tiled splashback, single drainer sink unit with chrome mixer tap, plumbing for automatic washing machine and dishwasher, range style cooker with gas hob and ovens, matching extractor hood, downlighters, tiled flooring, double radiator, walk in storage cupboard, upvc double glazed window and door to rear elevation, leading into:

CONSERVATORY
12'00 x 98'03 (3.66m x 29.95m)
Brick and upvc double glazed construction, upvc double glazed French doors to side elevation, tiled flooring, double radiator, two velux roof lights.

From the entrance hall stairs lead to the first floor.

LANDING
Cupboard housing the gas fired combination boiler, access to loft space, single radiator.

BEDROOM ONE
16'01 x 11'10 max (4.90m x 3.61m max)
Built in wardrobes, telephone point, tv point, access to loft space with pull-down loft ladder, upvc double glazed windows to front and side elevations overlooking the surrounding area.

EN-SUITE BATHROOM
11'00 x 7'00 (3.35m x 2.13m)
Corner bath with mixer tap and shower head attachments, separate shower cubicle, low level w.c, pedestal wash hand basin, fully tiled walls, tiled flooring, downlighters, extractor fan, upvc double glazed window to rear elevation.

BEDROOM TWO
13'08 x 11'00 (4.17m x 3.35m)
Built in wardrobes, single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM THREE
8'08 x 8'04 (2.64m x 2.54m)
Single radiator, upvc double glazed window to rear elevation overlooking the rear garden.

BEDROOM FOUR
8'09 x 7'01 (2.67m x 2.16m)
Single radiator, upvc double glazed window to rear elevation.

BATHROOM
6'01 x 5'03 (1.85m x 1.60m)
White suite including shower, bath with mixer tap and shower unit over, low level w.c, pedestal wash hand basin with mixer tap, fully tiled walls, tiled flooring, shaver light, single radiator, extractor fan.

FRONT GARDEN
Gravelled front garden, block paved area to side with wooden gates leading to the rear garden.

REAR GARDEN
Low maintenance rear garden with paved patios, raised wooden deck, AstroTurf, flower borders, plants and bushes, summer house/storage shed.

FORMER GARAGE
15'06 x 9'07 (4.72m x 2.92m)
Currently a useful storage shed, up and over door to front elevation, upvc double glazed windows to side elevation, door to side elevation, power and lighting.

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: C
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 Tuffley office, proceed along Windsor Drive, turning left signposted to Chatsworth Avenue. Proceed down to the bottom of the lane, turning right signposted to Bodiam Avenue. Proceed all the way along, where the property can be located 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).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.

