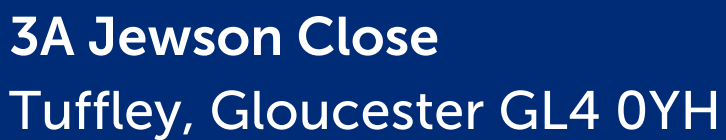
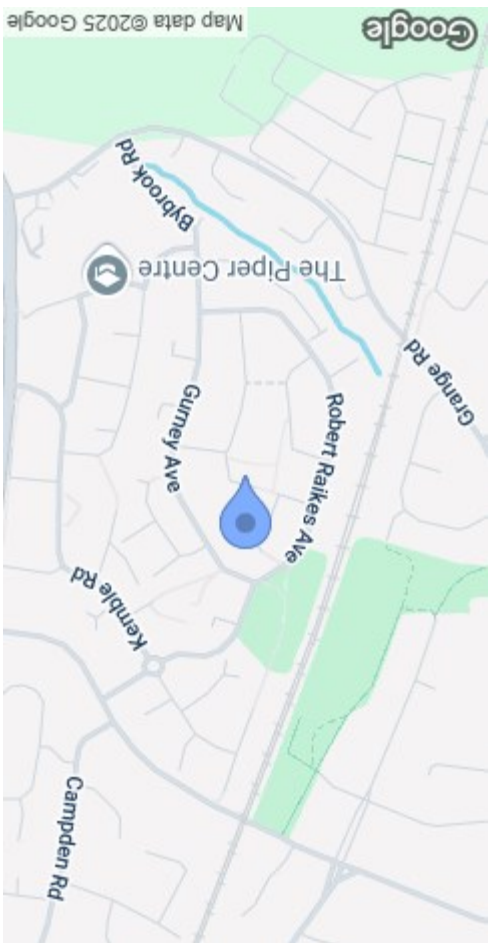


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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£259,950

A beautifully presented three bedroom end terrace property built in 2023 and located in a quiet and popular cul-de-sac. The property still benefits from 8 years remaining on the ABC Warranty.

The accommodation comprises entrance hall, cloakroom, modern open plan living space to the ground floor whilst on the first floor three bedrooms and a contemporary family bathroom.

The property boasts an integrated kitchen, underfloor heating in the bathroom, upvc double glazing throughout. This A-rated energy efficient home also benefits from 3.6KW solar panels (owned outright) and an enclosed landscaped rear garden.

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.



A paved pathway leads to a canopy porch, with access into the property via a part glazed composite door, opening into the:

ENTRANCE HALL

Wall mounted electric heater, storage space housing the solar panel controls, tiled flooring, door gives access to:

CLOAKROOM

White suite with close coupled w.c, pedestal wash hand basin, tiled splashback, solid wood shelf, tiled flooring.

OPEN PLAN LIVING SPACE

29'0" x 13'1" (8.84 x 3.99)

KITCHEN

Howdens sage-green kitchen including a range of base, draw and wall mounted units, solid wood worktops, breakfast bar, integral fridge, integral freezer, integral washing machine, electric Lamona hob and oven, extractor hood over, stainless steel sink and drainer unit with mixer tap over.

LIVING SPACE

Understairs storage, laminate wood flooring, two electric wall mounted heaters, stairs leading off, bifold doors giving access onto the landscaped rear garden.

From the open plan living space stairs lead to the first floor.

LANDING

Airing cupboard housing the hot water cylinder, access to roof space.

BEDROOM ONE

13'1" x 8'7" (4.01 x 2.64)

A range of built in wardrobes, power points, electric wall mounted heater, two upvc double glazed windows to front aspect.

BEDROOM TWO

13'3" x 6'3" (4.06 x 1.91)

Power points, electric wall mounted heater, upvc double glazed window to rear aspect.

BEDROOM THREE

9'3" x 6'3" (2.82 x 1.93)

Power points, electric wall mounted heater, upvc double glazed window to rear aspect.

FAMILY BATHROOM

Modern white suite comprising wash hand basin with vanity unit below, modern panel bath with shower attachment over, close coupled w.c, part tiled walls, solid wood shelf, wall mounted mirror, chrome heated towel rail, laminate flooring.

OUTSIDE

To the rear the garden features a patio area with a central raised border filled with gravel, shrubs, trees, and bushes, a lawned area, outside lighting all enclosed by timber panel and close board fencing.

DIRECTIONS

From St Barnabas roundabout, proceed along Stroud Road towards Brookthorpe and Whaddon turning right into Tuffley Lane opposite the Fox & Elm public house. Continue along taking the first turning left into Robert Raikes Avenue. Continue over the roundabout taking the first turning left into Gurney Avenue then right into Whittle Avenue then right into Jewson Close where the property can be found on the left hand side with our For Sale board.

SERVICES

Mains water, drainage, electricity.
Solar Panels- owned outright

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

Advised as 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.

PROPERTY SURVEYS

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

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

