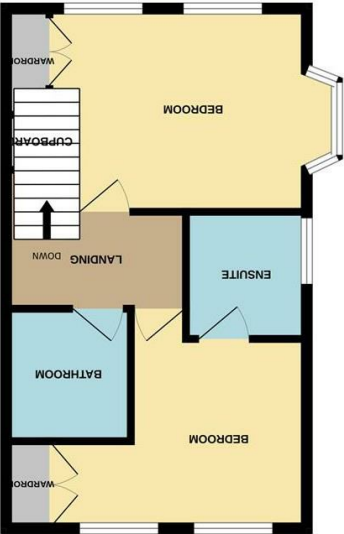
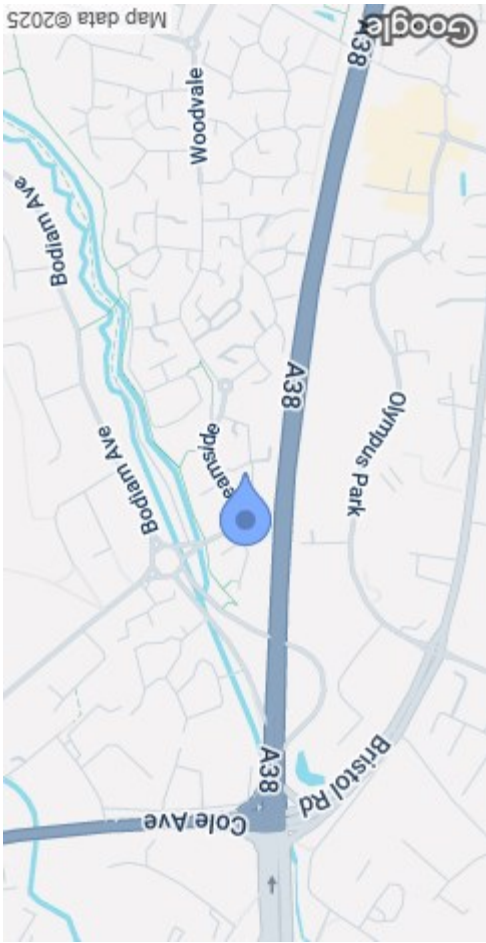
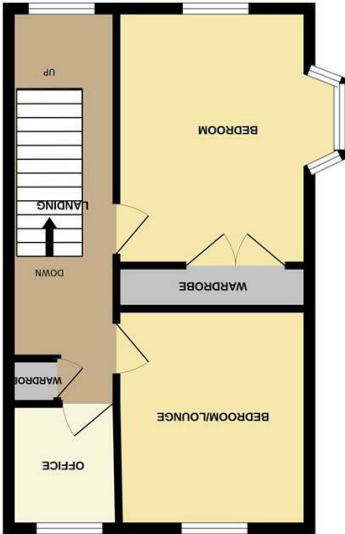


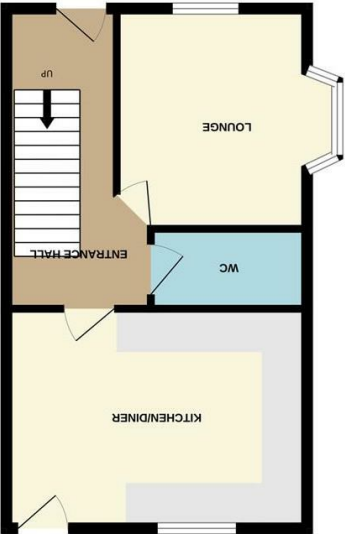
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
England & Wales			
2008/1/EC			
New energy efficient - lower energy costs			
New energy efficient - lower CO ₂ emissions			
Very energy efficient - lower energy costs			
Very energy efficient - lower CO ₂ emissions			
England & Wales			
2002/91/EC			
New energy efficient - lower energy costs			
New energy efficient - lower CO ₂ emissions			
Very energy efficient - lower energy costs			
Very energy efficient - lower CO ₂ emissions			



2ND FLOOR



1ST FLOOR



GROUND FLOOR

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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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.

£305,000

A beautifully presented four/five bedroom three storey semi detached family home having spacious and versatile accommodation enjoying an enclosed walled garden, off road parking and two garages.

The accommodation currently comprises entrance hall, lounge with a bay window, kitchen/diner. To the first floor two double bedrooms and an office. To the second floor two further double bedrooms with the master having an en-suite shower room and family bathroom.

Additional benefits include gas fired central heating, upvc double glazing throughout and is located in a desirable location.

The property can easily be reverted back to having three double bedrooms, an office and two reception rooms should you wish.

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 door with glazed inserts leads into:

ENTRANCE HALL

Various doors leading off, stairs leading to the landing with storage beneath, cloaks cupboard, radiator.

LOUNGE

10'10" x 10'5" (3.31m x 3.2m)

Fireplace having an ornate surround with an electric fire, power points, upvc double glazed window to front aspect, upvc double glazed bay window to side aspect.

CLOAKROOM

Modern white suite comprising a wash hand basin with a vanity unit below, close coupled w.c., part tiled walls, radiator, laminate wood flooring.

KITCHEN/DINER

14'9" x 10'2" (4.5m x 3.11m)

Light beech fitted kitchen comprising of a range of base, drawer and wall mounted units, worktop, stainless steel sink and drainer unit with a mixer tap, part tiled walls, an electric range with a five hob hotplate and an extractor fan above, space and plumbing for automatic washing machine, space for larger style fridge/freezer, integral dishwasher, radiator, storage cupboard with shelving, laminate wood flooring, upvc double glazed window and matching door to rear aspect onto the garden.

From the entrance hall stairs lead to the first floor.

LANDING

Radiator, power, cupboard with hanging rail and shelving, stairs leading off, upvc double glazed window to front aspect.

BEDROOM 3

12'9" x 8'6" (3.9m x 2.6m)

Fitted wardrobes, radiator, power points, upvc double glazed window to front aspect, upvc double glazed bay window to side aspect.

BEDROOM 4/LOUNGE

13'3" x 8'6" (4.04m x 2.6m)

Power points, radiator, upvc double glazed window to rear aspect.

BEDROOM 5/OFFICE

9'1" x 6'0" (2.78m x 1.84m)

Radiator, power point, upvc double glazed window to rear aspect.

From the landing stairs lead to the second floor.

LANDING

Various doors leading off.

BEDROOM 2

12'5" x 10'5" (3.8m x 3.2m)

Fitted wardrobe with hanging rail, overstairs storage cupboard with shelving, power points, radiator, two upvc double glazed windows to front aspect.

MASTER BEDROOM

12'9" x 10'9" (3.9m x 3.3m)

Fitted wardrobes, two radiators, power points, two upvc double glazed windows to rear aspect overlooking the rear garden, door into:

EN-SUITE SHOWER ROOM

Modern white suite comprising a pedestal wash hand basin with vanity unit below, close coupled w.c., shower cubicle, fully tiled walls, heated towel rail, wall mounted mirror, upvc double glazed opaque window to side aspect.

BATHROOM

White suite comprising pedestal wash hand basin, close coupled w.c., modern panelled bath with a Mira shower over, heated towel rail, tiled flooring.

OUTSIDE

To the front there is a pathway leading to the front door, a gravelled hardstanding, mature tree and bushes. To the front of the property there are:

TWO GARAGES

Which are leasehold beneath a coachhouse with off road parking to the front.

There is gated side access leading to the low maintenance rear garden which has a patio area, sheltered seating area with decking, outside water tap and is enclosed by brick walling and timber panel 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: 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 our office in Windsor Drive turn left into Chatsworth Avenue and at the end of here turn right into Bodiam Avenue. Proceed along here and at the roundabout turn left into Streamside then take the second right into The Warren and follow the road around where the property can be located on the left hand side with a For Sale board.

PROPERTY SURVEYS

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

