

MISREPRESENTATION DISCLAIMER

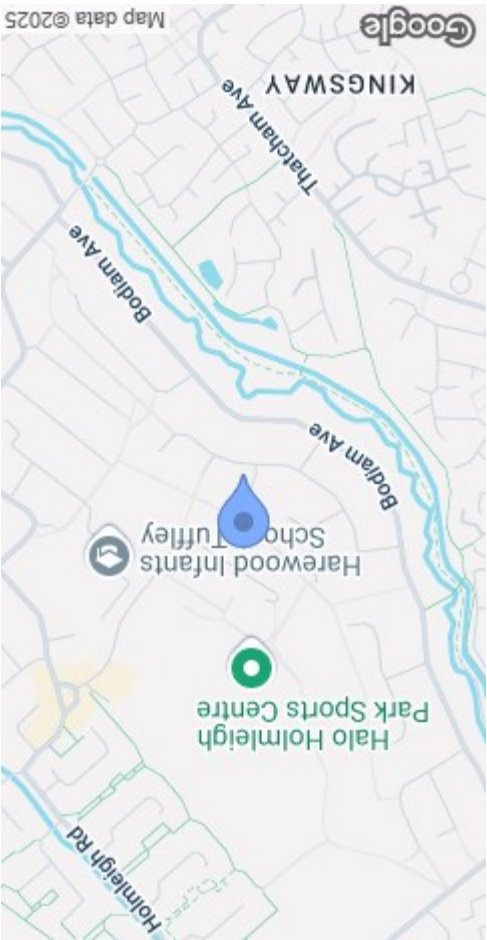
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information 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		England & Wales		EU Directive	
Very Energy Efficient (A+)	Very Energy Efficient (A)	Very Energy Efficient (A+)	Very Energy Efficient (A)	Very Energy Efficient (A+)	Very Energy Efficient (A)
Good (B)	Good (C)	Good (B)	Good (C)	Good (B)	Good (C)
Good (D)	Good (E)	Good (D)	Good (E)	Good (D)	Good (E)
Good (F)	Good (G)	Good (F)	Good (G)	Good (F)	Good (G)
79	53				
Current	Targeted	Current	Targeted	Current	Targeted
Environmental Impact (CO ₂) Rating		England & Wales		EU Directive	
Very Environmentally Friendly (A+)	Very Environmentally Friendly (A)	Very Environmentally Friendly (A+)	Very Environmentally Friendly (A)	Very Environmentally Friendly (A+)	Very Environmentally Friendly (A)
Good (B)	Good (C)	Good (B)	Good (C)	Good (B)	Good (C)
Good (D)	Good (E)	Good (D)	Good (E)	Good (D)	Good (E)
Good (F)	Good (G)	Good (F)	Good (G)	Good (F)	Good (G)
79	53				
Current	Targeted	Current	Targeted	Current	Targeted

TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.

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 tested 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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£275,000

Chain free light and airy three bedroom semi detached house with a very pleasant enclosed rear garden, gas fired central heating and upvc double glazing situated in an elevated position with views.

Accommodation comprises porch, hallway with a storage cupboard, dining room, lounge with patio doors onto the garden, fitted kitchen, bedroom three, shower room with an airing cupboard, bedroom one with a fitted wardrobe and views and bedroom two.

Outside at the front of the property you have a front garden that is laid to lawn and a driveway.

Around to the rear of the property there is a very pleasant enclosed garden with a large patio, lawn and access to the 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 side entrance doors lead into:

ENTRANCE PORCH

Tiled floor, a further partially glazed door leads into:

ENTRANCE HALLWAY

Laminate flooring, single radiator, built in storage cupboard.

DINING ROOM

11'8 x 10'7 max (3.56m x 3.23m max)

Single radiator, wall lights, coved ceiling, stairs leading off, upvc double glazed window to front elevation overlooking the surrounding area and countryside beyond, through to:

LOUNGE

16'7 x 10'8 max (5.05m x 3.25m max)

Former open fireplace now housing a coal effect gas fire with a cotteswold stone surround, single radiator, wall lights, coved ceiling, upvc double glazed patio doors to rear elevation onto the garden.

KITCHEN

8'9 x 8'5 (2.67m x 2.57m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl sink unit with a chrome mixer tap, built in electric double oven, electric hob and extractor hood, space for fridge/freezer, single radiator, upvc double glazed window to side elevation, matching door and window to rear elevation overlooking the rear garden.

SHOWER ROOM

6'5 x 5'4 (1.96m x 1.63m)

Shower enclosure and unit, low level w.c., wash hand basin, partially tiled walls, radiator, airing cupboard with a chrome heated towel rail and shelving, upvc double glazed window to side elevation.

BEDROOM 3

9'1 x 8'9 (2.77m x 2.67m)

Laminate flooring, storage recess, single radiator, upvc double glazed window to front elevation.

From the dining room stairs lead to the first floor.

LANDING

Built in storage cupboard which gives access to the loft space.

BEDROOM 1

13'4 x 8'7 max (4.06m x 2.62m max)

Built in wardrobe, single radiator, upvc double glazed window to front elevation with outstanding far reaching views.

BEDROOM 2

13'4 x 7'7 (4.06m x 2.31m)

Single radiator, upvc double glazed window to front elevation with outstanding far reaching views.

OUTSIDE

To the front there is a garden which is laid to lawn with flower borders, plants and bushes. To the side there is a driveway and a wooden built gate which leads to the gravelled side garden.

To the rear there is a pleasant enclosed garden with a large paved patio, lawn, flower borders, plants, shrubs, bushes, trees, storage shed and access to the:

SINGLE DETACHED GARAGE

Double doors to front elevation, personal access door to side elevation.

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.

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 Windsor Drive turn left where signposted into Chatsworth Avenue and proceed all the way along here turning right into Bodiam Avenue. Proceed along here and take the second right hand turning where signposted into Dunster Close bearing right 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).

