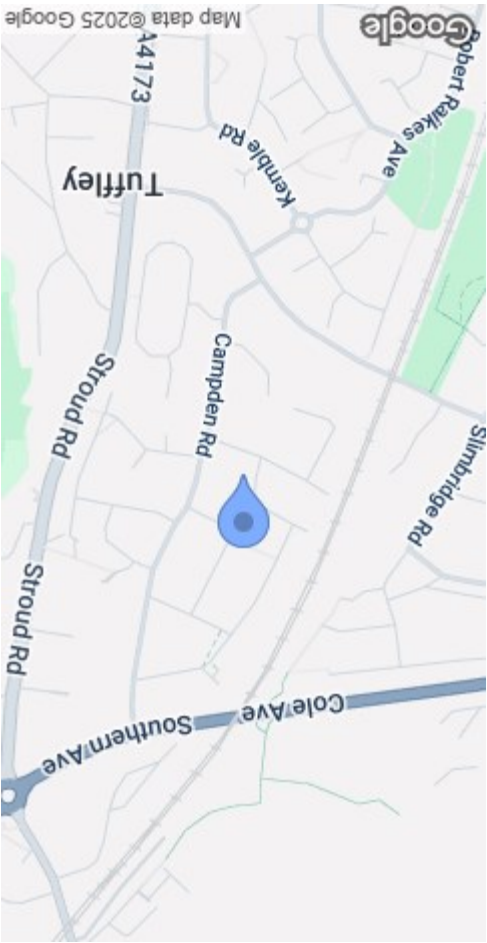
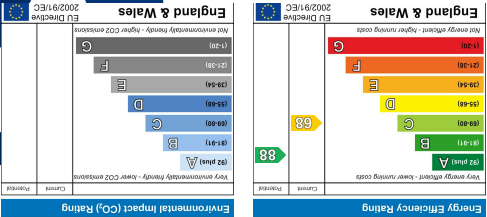
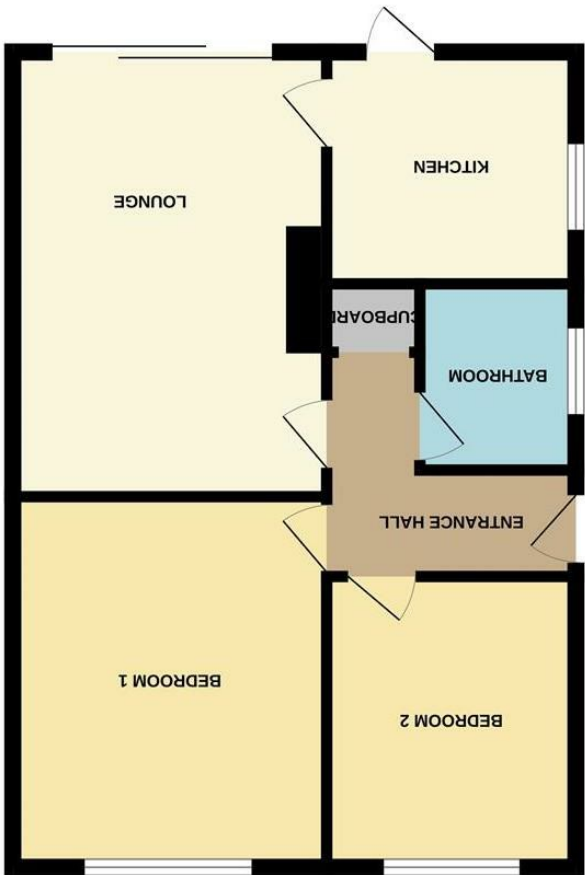


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any items are approximate and no responsibility is taken for any 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 quality or efficacy can be given.



2 Tintern Road  
Tuffley, Gloucester GL4 0JB

£240,000

Well presented two double bedroom semi detached bungalow with a modern fitted kitchen, gas fired central heating, upvc double glazing and a pleasant enclosed rear garden.

Accommodation comprises hallway, lounge with patio doors onto the garden, fitted kitchen, bedroom one, bedroom two and the bathroom with a white suite.

Outside of the property you have a driveway providing off road parking and a pleasant enclosed rear garden with a patio, lawn and a useful shed/utility room.

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**

Access to loft space via a pull down loft ladder, built in cloaks cupboard.

**LOUNGE**

14'8 x 11' max (4.47m x 3.35m max)

Vertical radiator, tv point, laminate flooring, patio doors to rear elevation onto the garden.

**KITCHEN**

8'6 x 8'5 (2.59m x 2.57m)

Modern base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, hob and extractor fan, space for a fridge, vertical radiator, upvc double glazed window to side elevation, matching door to rear elevation onto the patio.

**BEDROOM 1**

10'9 x 10'8 (3.28m x 3.25m)

Double radiator, upvc double glazed window to front elevation overlooking the surrounding area.

**BEDROOM 2**

9'9 x 8'5 (2.97m x 2.57m)

Double radiator, upvc double glazed window to front elevation.

**BATHROOM**

6'3 x 5'5 (1.91m x 1.65m)

Modern white suite comprising panelled bath with a mixer tap and a shower unit over, low level w.c., pedestal wash hand

basin with a mixer tap, partially tiled walls, tiled floor, chrome heated towel rail, upvc double glazed window to side elevation.

**OUTSIDE**

The front garden is laid to lawn with a driveway providing off road parking.

There is gated access at the side leading to the rear garden which has a paved patio, lawned area, wooden deck, there is also a:

**STORAGE SHED/UTILITY ROOM**

Sink unit with a mixer tap, plumbing for washing machine, power, lighting, window to side elevation, door to front 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: B  
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 along Stroud Road towards Brookthorpe/Whaddon and take the second turning right opposite the public house into Tuffley Lane. Proceed along here and take the first turning right into Campden Road then take the second turning left into Flaxley Road then the first turning right into Tintern Road 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).

**AWAITING VENDOR APPROVAL**

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