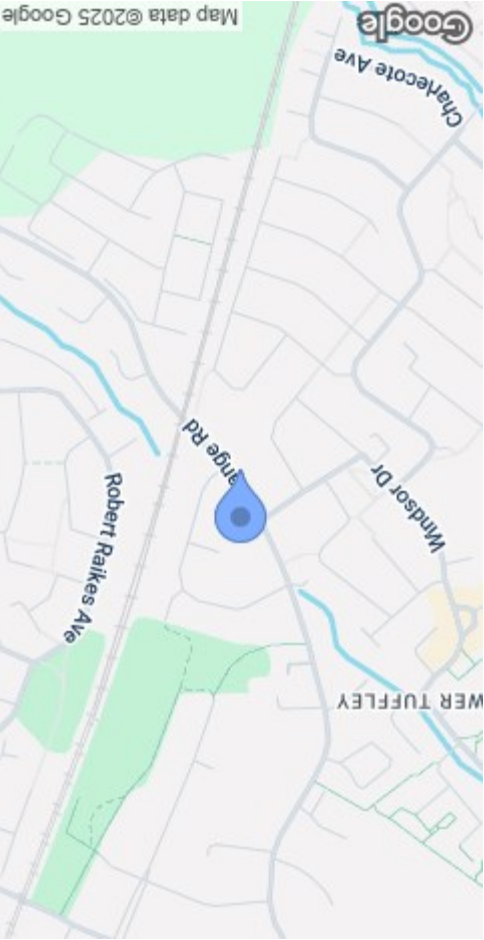


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Target
EU Directive 2002/91/EC			
Very energy efficient - low running costs		A	
Energy efficient		B	
Average		C	
Below average		D	
Poor		E	
Very poor		F	
Unacceptable - high running costs		G	
Minimum			
Energy Efficiency Rating		76	68

Environmental Impact (CO ₂) Rating		Current	Target
EU Directive 2002/91/EC			
Very low CO ₂ emissions		A	
Low CO ₂ emissions		B	
Average		C	
Below average		D	
High CO ₂ emissions		E	
Very high CO ₂ emissions		F	
Unacceptable		G	
Minimum			
Environmental Impact (CO ₂) Rating			



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. They must be used as a guide only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given. The floorplan is for illustrative purposes only and should be used as a guide only. The floorplan is for illustrative purposes only and should be used as a guide only. The floorplan is for illustrative purposes only and should be used as a guide only.



106 Grange Road
Tuffley, Gloucester GL4 0PL

£265,000

Extended two bedroom semi detached bungalow situated in this desirable location and is being offered with no onward chain.

The accommodation comprises entrance hall, extended lounge/dining room and kitchen, two double bedrooms and a bathroom.

Additional benefits include gas fired central heating, upvc double glazing, spacious living accommodation, driveway providing off road parking which in turn leads to an enclosed carport, whilst to the rear of the property is a private enclosed south facing 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.



CANOPY PORCH

Tiled flooring, a wooden single glazed door leads into:

ENTRANCE HALL

Various doors leading off, access into roof space, radiator.

LOUNGE

17'1" x 10'11" (5.21m x 3.33m)

Ornate coal effect fire on a hearth (currently unused), power points, wall light points, opening through to:

DINING AREA

12'3" x 11'8" (3.74m x 3.58m)

Radiator, power points, upvc double glazed sliding patio doors onto the south facing private rear gardens.

KITCHEN/BREAKFAST ROOM

20'8" x 8'11" (6.31m x 2.72m)

A range of base, drawer and wall mounted units, roll edge worksurface, tiled splashbacks, stainless steel sink and drainer unit with a mixer tap, space and plumbing for automatic washing machine, space for cooker, larder style cabinet, radiator, space for tumble dryer, electric oven, tiled flooring, upvc part glazed door onto the rear garden, two upvc double glazed windows to side aspect.

BEDROOM 1

11'11" x 10'11" (3.64m x 3.33m)

Radiator, power points, upvc double glazed window to front aspect.

BEDROOM 2

8'11" x 8'10" (2.74m x 2.71m)

Radiator, power point, airing cupboard with slatted shelving and a radiator, upvc double glazed window to front aspect.

BATHROOM

Coloured suite comprising low level w.c., wash hand basin, panelled bath, fully tiled walls, fully tiled shower cubicle, wall mounted mirror fronted medicine cabinet, radiator, towel rail.

OUTSIDE

To the front there is a driveway providing off road parking for several vehicles. The gardens to the front are mainly laid to lawn with trees, shrubs and bushes.

A wooden doors leads into a:

CARPORT

Outside power and lighting, paved flooring. To the rear is a workshop area with an outside water tap and a door gives access into the rear gardens.

To the rear there is a large patio area and a hardstanding, retaining wall and the gardens are primarily laid to lawn with mature trees, shrubs, bushes, two apple trees, feature pond and is enclosed by a combination of timber panel and close board fencing. The rear garden is south facing and has a private aspect.

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.

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 proceed down Windsor Drive towards Grange Road and turn right where the property can be found after a short distance on the right 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).

