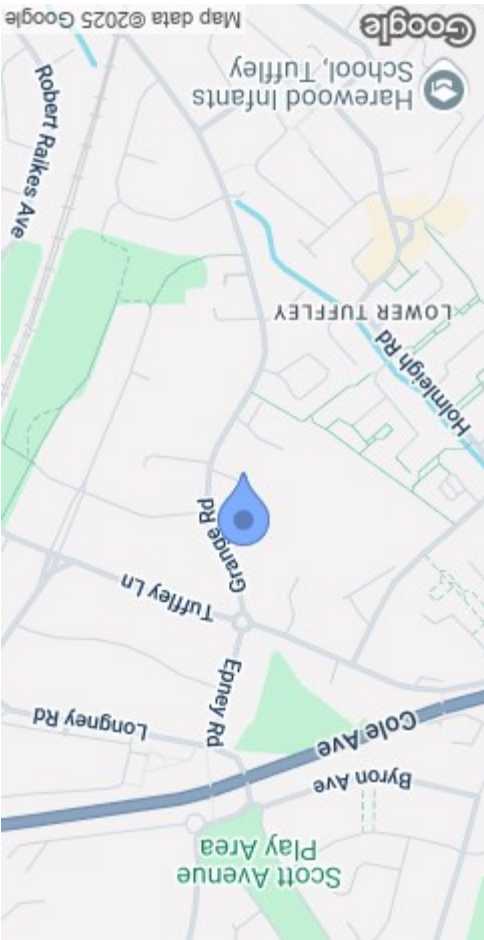


While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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£350,000

Extended chain free three/four bedroom detached house with an 18ft kitchen, an 18ft lounge, gas fired central heating, upvc double glazing and a single garage situated within a very popular small cul-de-sac.

Accommodation comprises porch, hallway, cloakroom, lounge with a fireplace, kitchen, dining/bedroom four, bedroom one with built in wardrobes, bedroom two, bedroom three and the bathroom.

Outside of the property you have a front garden that is laid to lawn and a block paved driveway leading to the garage. Around to the rear there is a very pleasant enclosed garden with a lawn, flower borders and a garden shed.

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 front door leads into:

ENTRANCE PORCH

8'9 x 4'3 (2.67m x 1.30m)

Personal access door into the garage, partially glazed door leads into:

ENTRANCE HALLWAY

12'8 x 6'9 max (3.86m x 2.06m max)

Stairs leading off with storage cupboard under, double radiator, telephone point, wall light, cloaks hanging space.

CLOAKROOM

5'4 x 4'3 (1.63m x 1.30m)

White suite comprising low level w.c., wash hand basin, partially tiled walls, tiled floor, single radiator, upvc double glazed window to side elevation.

LOUNGE

18'8 x 11'9 max (5.69m x 3.58m max)

Fireplace with a Cotswold stone style surround and a tiled hearth, double and single radiators, tv point, wall lights, coved ceiling, upvc double glazed to front elevation overlooking the surrounding area.

KITCHEN

18'8 x 11' max (5.69m x 3.35m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit, electric cooker point, extractor hood, plumbing for automatic washing machine and dishwasher, wall mounted gas fired central heating boiler, double radiator, pantry with shelving, two upvc double glazed windows and matching door to rear elevation onto the garden.

DINING ROOM/BEDROOM 4

12'7 x 11' (3.84m x 3.35m)

Single radiator, coved ceiling, upvc double glazed window to rear elevation overlooking the garden.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, upvc double glazed window to side elevation.

BEDROOM 1

18'8 x 11'9 max (5.69m x 3.58m max)

Built in wardrobes, single radiator, wall lights, telephone point, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 2

11' x 9'2 (3.35m x 2.79m)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3

11' x 9'2 max (3.35m x 2.79m max)

Single radiator, telephone point, airing cupboard with a hot water cylinder and shelving, upvc double glazed window to rear elevation.

BATHROOM

6'9 x 5'6 (2.06m x 1.68m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, heated towel rail, shaver point, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a garden that is laid to lawn and a block paved driveway which in turn leads to a:

SINGLE ATTACHED GARAGE

19'4 x 8'6 max (5.89m x 2.59m max)

Roller shutter door to front elevation, power and lighting.

Gated side access leads around to the rear garden which is mainly laid to lawn with flower borders, plants, shrubs, bushes, wooden built garden shed and the whole is surrounded by panelled fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be confirmed.

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: D
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 Cole Avenue turn right at the traffic lights into Epney Road and at the roundabout take the second exit off into Grange Road. Proceed along here where St Georges Close can be found 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).

