





Country	Environmental Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
 <b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> <small>Net energy efficient - better energy class</small>		
 <b>Northern Ireland</b> <small>EU Directive 2002/91/EC</small> <small>Net energy efficient - better energy class</small>		

The floor plan shows a central landing area with a staircase labeled 'DOWN'. To the left of the landing is a large bedroom labeled 'BEDROOM 1'. To the right of the landing are two bedrooms labeled 'BEDROOM 2' and 'BEDROOM 3'. Above the landing is a bathroom labeled 'BATHROOM' and an ensuite labeled 'ENSUITE'. A small cupboard is located between the landing and the bathroom. The plan also shows several doorways and a central hallway area.

The floor plan shows a central hallway with a staircase labeled 'UP' and a downward arrow. To the left of the hallway is a large 'LOUNGE'. To the right is a 'KITCHEN/DINER'. Below the hallway is a 'WC' (toilet) and a 'UTILITY ROOM'. The plan also shows several doorways and windows, including a large bay window on the left side of the lounge.



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



£330,000

Chain free three bedroom detached house with an en-suite master bedroom that has high quality fitted wardrobes and a family kitchen/diner with built in appliances situated in a pleasant edge of development position.

Accommodation comprises hallway, lounge with French doors onto the garden, fitted family kitchen/diner, utility room, cloakroom, bedroom one with its en-suite shower room, bedroom two with fitted wardrobes , bedroom three and the family bathroom with a white suite.

Outside of the property you have an enclosed garden with a lawn, patio, garden shed and a tarmacadam driveway.

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.



Partially glazed front door leads into:

**ENTRANCE HALLWAY**

Single radiator, stairs leading off.

**LOUNGE**

18'8 x 10'3 (5.69m x 3.12m)

Two single radiators, tv point, upvc double glazed window to front elevation overlooking the surrounding area, upvc double glazed French doors to side elevation onto the patio.

**FAMILY KITCHEN/DINER**

18'6 x 9'1 (5.64m x 2.77m)

Base and wall mounted units, laminated worktops and splashbacks, single drainer stainless steel sink unit with a mixer tap, built in four burner gas hob, electric oven, extractor hood, dishwasher and fridge/freezer, space for table and chairs, two single radiators, upvc double glazed windows to front and side elevations overlooking the surrounding countryside, through to:

**UTILITY ROOM**

6'3 x 5'2 (1.91m x 1.57m)

Plumbing for an automatic washing machine, laminated worksurface, wall mounted gas fired combination boiler, single radiator, double glazed door to rear elevation onto the driveway, through to:

**CLOAKROOM**

Low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, single radiator, extractor fan.

From the entrance hallway stairs lead to the first floor.

**LANDING**

Single radiator, built in storage cupboard, upvc double glazed window to rear elevation with views over the surrounding countryside.

**BEDROOM 1**

18'5 x 10'6 max (5.61m x 3.20m max)

High quality built in wardrobes, two single radiators, upvc double glazed windows to front and side elevations, through to:

**EN-SUITE SHOWER ROOM**

7'3 x 3'9 (2.21m x 1.14m)

Double shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, single radiator, extractor fan, upvc double glazed window to front elevation.

**BEDROOM 2**

10'8 x 8'5 max (3.25m x 2.57m max)

High quality fitted wardrobes, single radiator, upvc double glazed windows to front and side elevations.

**BEDROOM 3**

9'3 x 7'4 (2.82m x 2.24m )

Single radiator, upvc double glazed window to side elevation overlooking the surrounding area and Robinswood Hill.

**FAMILY BATHROOM**

7'2 x 6'2 (2.18m x 1.88m)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, extractor fan, single radiator, upvc double glazed window to front elevation.

**OUTSIDE**

There is an enclosed garden with a small paved patio, lawn, wooden built garden shed and gated access onto the driveway which provides off road parking for one/two vehicles.

**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.

**MAINTENANCE CHARGES**

£108.00 Per Annum.

**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**

Coming from Windsor Drive proceed down to Grange Road turning right and go underneath the railway bridge then take the first turning right into Laines Walk then right into Freemans Road then right and continue along into Haddon Hill Way 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).

