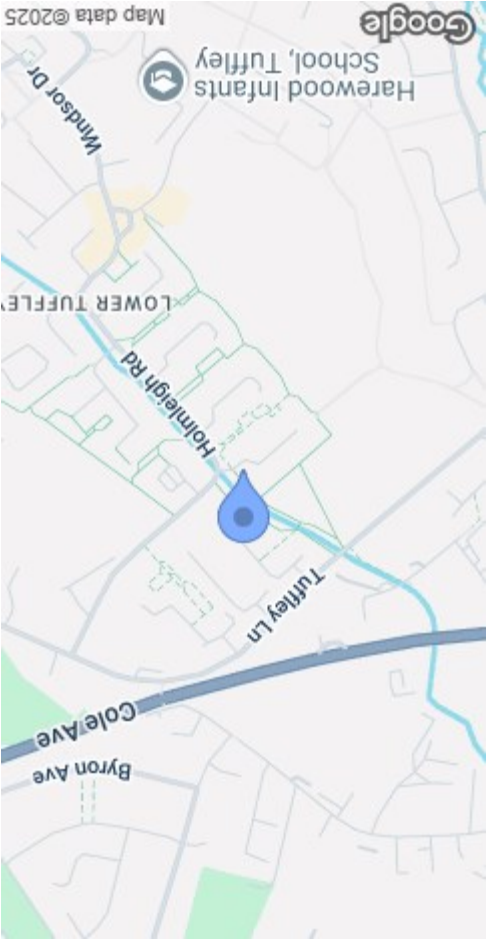


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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STEVE GOOCH
ESTATE AGENTS | EST 1985

£200,000

A three bedroom semi detached family home in need of updating offering great potential and is offered with no onward chain.

The accommodation comprises entrance hall, lounge, dining room and kitchen. Whilst to the first floor three bedrooms, bathroom and separate wc.

Additional benefits include upvc double glazing, warm air central heating, lovely private outlook to the front, low maintenance enclosed rear garden having double gates to off road parking and an en-bloc garage with a parking space in front.

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 door and side panels lead into:

ENTRANCE PORCH

Aluminium glazed window and door lead into:

ENTRANCE HALL

Stairs giving access to the first floor, sliding wooden door leads into:

LOUNGE

13'8" x 10'11" (4.19m x 3.33m)

Power points, upvc double glazed window to front elevation opening through to:

DINING ROOM

8'11" x 8'9" (2.74m x 2.69m)

Power points, upvc double glazed patio doors onto the private rear garden, opening into:

KITCHEN

12'2" x 7'7" (3.72m x 2.33m)

White kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurfaces, tiled splashback, stainless steel single sink and drainer unit with a mixer tap, space for larger style fridge/freezer, gas hob with extractor fan over, space and plumbing for automatic washing machine, tiled flooring, upvc double glazed patio doors gives access to the rear garden.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, airing cupboard housing the immersion heater.

BEDROOM 1

13'10" x 9'11" (4.24m x 3.04m)

Power points, upvc double glazed window overlooking the lovely private front aspect.

BEDROOM 2

9'1" x 8'11" (2.79m x 2.72m)

Mirror fronted wardrobes with hanging rail and shelving, power point, upvc double glazed window to rear aspect.

BEDROOM 3

10'7" x 6'8" (3.25m x 2.05m)

Overstairs storage cupboard with hanging rails, power point, upvc double glazed window to front aspect.

BATHROOM

Panelled bath with an electric shower, wash hand basin with vanity unit below, fully tiled walls, wall mounted mirror, upvc double glazed opaque window to rear aspect.

SEPARATE WC

Low level w.c., wall mounted wash hand basin, tiled splashback, upvc double glazed window to rear aspect.

OUTSIDE

To the front there is an enclosed area of hardstanding.

The gardens to the rear are low maintenance and are paved with a brick built store shed and outside water tap. There are also double gates opening to an area of off road parking. There is also an:

EN-BLOC GARAGE

Via an up and over door, parking space in front.

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 the office in Windsor Drive proceed into Holmleigh Road turning left where signposted into Coral Close 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).

