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MISREPRESENTATION DISCLAIMER

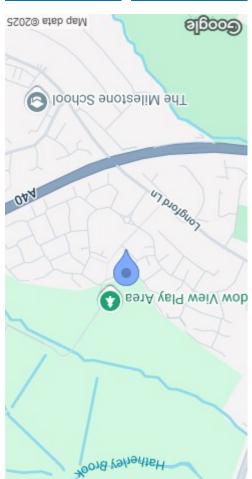
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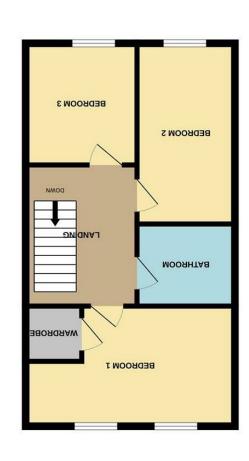
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TOTAL FLOOR PARE : 95b sq.ft. (88.8.8q.m.) approx.

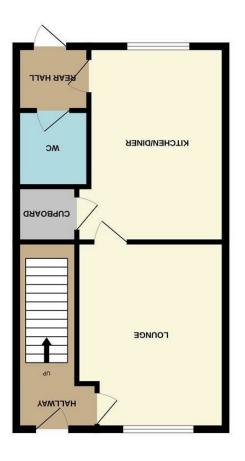
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1ST FLOOR 478 sq.ft. (44.4 sq.m.) approx.



GROUND FLOOR 478 sq.ft. (44.4 sq.m.) approx.



## £289,950

Well presented three bedroom semi detached family home with a 15ft fitted kitchen/diner, a downstairs wc, off road parking for two vehicles and a pleasant enclosed rear garden situated in a tucked away position.

Accommodation comprises hallway, lounge, fitted kitchen/diner with built in appliances, rear hallway, wc, bedroom one with a fitted wardrobe, bedroom two, bedroom three and the bathroom with a white suite.

Outside you have off road parking for two vehicles and a pleasant enclosed rear garden with a patio, lawn and shed.

The Village of Longford is primarily a residential area that offers a full range of house styles, situated within two miles of Gloucester city centre and falls within the jurisdiction of the Borough of Tewkesbury. Its home to Oxstalls Sports Park and Tennis Centre, the Winfield Hospital and both Longford AFC and Gala Wilton Football Clubs. Every summer since 2013 Oxstalls Sport Park, Plock Court is the venue for the famous Sportbeat Music Festival, a two-day outdoor music and sports festival that is locally well received. Our successful Gallagher Premiership Gloucester Rugby team (Cherry & Whites) play down the road so any season ticket holder can walk to & from the game.















Front door leads into

### **ENTRANCE HALLWAY**

High Gloss tiled floor, stairs leading off, single radiator.

### **LOUNGE**

14'7 x 11'5 max (4.45m x 3.48m max)

Single radiator, tv point, double glazed windows to front and side

### KITCHEN/DINER

15'1 x 9'9 (4.60m x 2.97m)

Base and wall mounted units, laminated worktops and splashbacks single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for automatic washing machine, cupboard housing the gas fired combination boiler, space for fridge/freezer, single radiator, High Gloss tiled floor, space for table and chairs, air circulation system, upvc double glazed window to rear elevation overlooking the garden.

### REAR ENTRANCE HALL

High Gloss tiled floor, single radiator, double glazed door to rear

### WC

5'9 x 4'7 (1.75m x 1.40m)

Low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, single radiator, High Gloss tiled floor, extractor fan.

From the entrance hallway stairs lead to the first floor.

### LANDING

Access to loft space, single radiator.

### BEDROOM 1

14'8 x 9' max (4.47m x 2.74m max)

Built in wardrobe, two single radiators, telephone point, two upvc double glazed windows to front elevation.

### **BEDROOM 2**

13'9 x 7'6 (4.19m x 2.29m)

Single radiator, upvc double glazed windows to side and rear

### **BEDROOM 3**

9'9 x 7'2 (2.97m x 2.18m)

Single radiator, upvc double glazed window to rear elevation.

## BATHROOM

7'7 x 6'4 max (2.31m x 1.93m max) White suite comprising panelled bath with a shower unit over, low

level w.c., pedestal wash hand basin, partially tiled walls, shaver point, air circulation system.

### **OUTSIDE**

To the front there is a tarmacadam driveway providing off road parking for two vehicles and a paved pathway leading to the front door and around to the side.

At the rear there is a paved patio which leads onto a lawn and then onto a further paved area with a wooden built garden shed all enclosed by panelled fencing with a personal access gate to the side.

The property is a shared ownership property and you have the option to purchase from 25% to 100%.

### **SERVICES**

Mains water, electricity, gas and drainage.

### **WATER RATES** To be advised

**TENURE** 

### **MAINTENANCE CHARGES**

£22.00 Per Calendar Month.

## 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

Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

# 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

### **DIRECTIONS**

From Tewkesbury Road, Longford turn where signposted into Longford Lane and proceed along here turning left where signposted into Wintergate Road. Proceed along here turning where signposted into Hyatt Close and take the first right where the property can be

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

