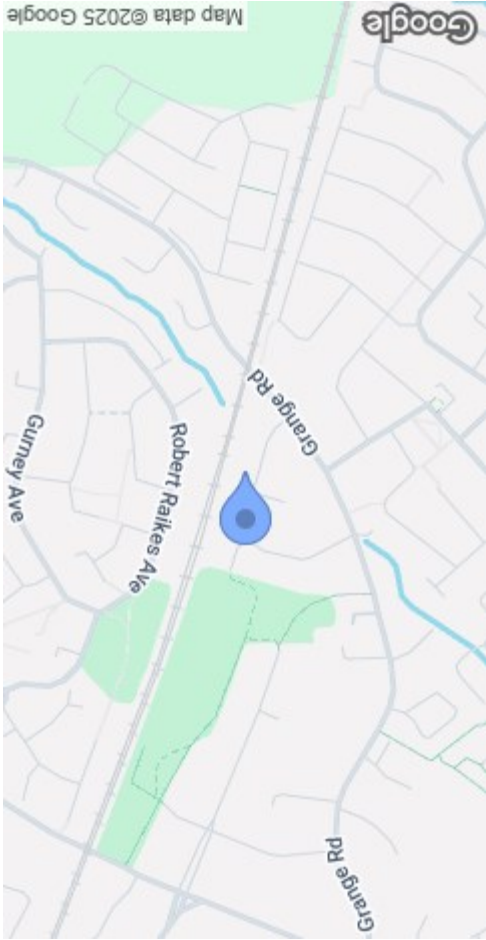


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Future
Energy Efficiency Rating Legend	
A (92-100) Very energy efficient - low running costs	
B (81-91) Energy efficient - low running costs	
C (69-80) Reasonably energy efficient - low running costs	
D (55-68) Decent energy efficiency - average running costs	
E (39-54) Fair energy efficiency - above average running costs	
F (21-38) Poor energy efficiency - high running costs	
G (1-20) Very poor energy efficiency - very high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Future
Environmental Impact (CO ₂) Rating Legend	
A (92-100) Very low CO ₂ emissions	
B (81-91) Low CO ₂ emissions	
C (69-80) Moderate CO ₂ emissions	
D (55-68) Above average CO ₂ emissions	
E (39-54) Average CO ₂ emissions	
F (21-38) High CO ₂ emissions	
G (1-20) Very high CO ₂ emissions	
EU Directive 2002/91/EC	

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 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 operating or efficiency can be given.
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71 Holmwood Drive
Tuffley, Gloucester GL4 0PN

£279,950

Desirable three bedroom semi detached house with a 56ft enclosed rear garden, a 14ft fitted kitchen/diner, off road parking, upvc double glazing and gas fired central heating situated in a popular family area.

Accommodation comprises hallway, lounge, fitted kitchen/diner, bedroom one with built in wardrobes, bedroom two, bedroom three, bathroom with a white suite and the attic room via a pull down ladder.

Outside at the front of the property you have a driveway and a front garden that is laid to lawn.

Around to the rear you have a 56ft enclosed garden with patios, lawn and a 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 side entrance door with a glazed panel leads into:

ENTRANCE HALLWAY

Laminate flooring, stairs leading off.

LOUNGE

16'5 x 15'2 max (5.00m x 4.62m max)

Ornamental fireplace surround, coved ceiling, laminate flooring, double radiator, tv point, wall lights, upvc double glazed window to front elevation overlooking the surrounding area.

KITCHEN/DINER

14'9 x 9'6 (4.50m x 2.90m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, plumbing for an automatic washing machine and dishwasher, electric cooker point, extractor hood, laminate flooring, downlighters, upvc double glazed window to side elevation, partially glazed door and patio doors to rear elevation onto the garden.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to the attic room via a pull down loft ladder.

BEDROOM 1

14'9 x 9'7 max (4.50m x 2.92m max)

Built in wardrobes, single radiator, tv point, upvc double glazed window to rear elevation overlooking the rear garden.

BEDROOM 2

9'8 x 8'1 max (2.95m x 2.46m max)

Storage recess, laminate flooring, picture rail, single radiator, upvc double glazed window to front elevation.

BEDROOM 3

9'7 x 6'8 max (2.92m x 2.03m max)

Single radiator, picture rail, upvc double glazed window to front elevation.

BATHROOM

6'3 x 5'4 max (1.91m x 1.63m max)

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

ATTIC ROOM

14'8 x 12'3 max (4.47m x 3.73m max)

Roof light, cupboard housing the gas fired central heating boiler, built in wardrobe.

OUTSIDE

To the front there is a gravelled driveway providing off road parking for two vehicles and a lawned area. To the side gated access leads onto further off road parking

The rear garden measures 56ft in length with a paved patio then steps leading to a lawned area, a further paved patio and garden shed. All surrounded by panelled fencing.

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.

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 Windsor Drive proceed down and turn right onto Grange Road then first left into Holmwood Drive where the property can be located 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).