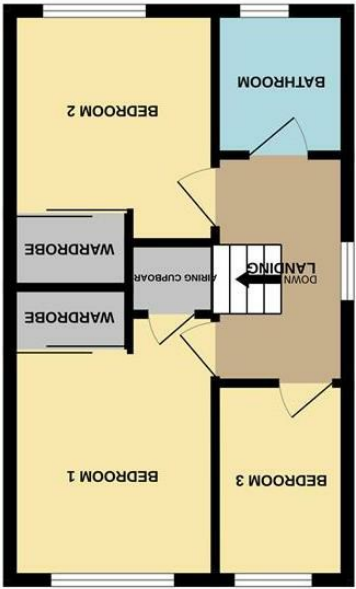
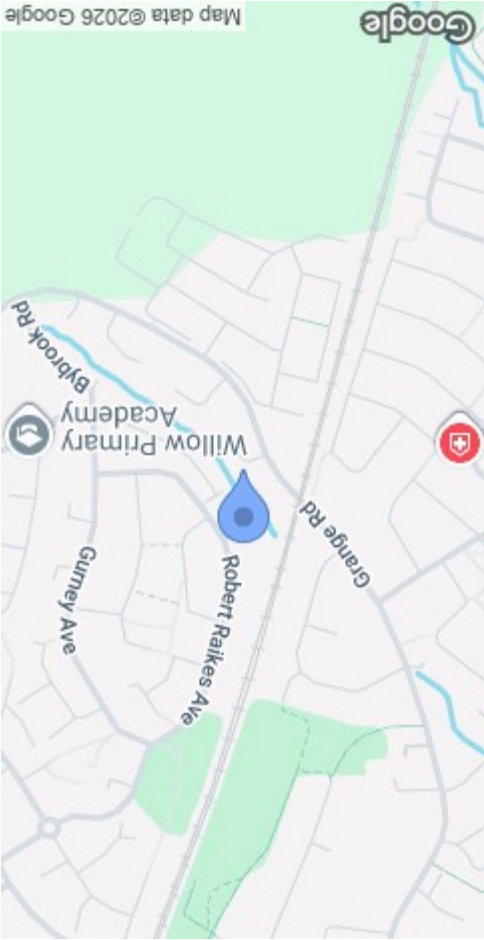


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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) Decent energy efficiency - low running costs	
D (55-68) Fair energy efficiency - medium running costs	
E (39-54) Fairly poor energy efficiency - high running costs	
F (29-38) Poor energy efficiency - very high running costs	
G (1-28) Very poor energy efficiency - extremely high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Future
Environmental Impact (CO <sub>2</sub> ) Rating Legend	
A (92-100) Very low CO <sub>2</sub> emissions	
B (81-91) Low CO <sub>2</sub> emissions	
C (69-80) Decent CO <sub>2</sub> emissions	
D (55-68) Fair CO <sub>2</sub> emissions	
E (39-54) Fairly high CO <sub>2</sub> emissions	
F (29-38) High CO <sub>2</sub> emissions	
G (1-28) Very high CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



4 Enborne Close  
Tuffley, Gloucester GL4 0RE



£275,000

Chain free three bedroom semi detached house with a modern fitted kitchen that has built in appliances, gas fired central heating and a single attached garage situated within a popular cul-de -sac.

Accommodation comprises porch, 14ft lounge, dining room with French doors onto the patio, fitted kitchen, bedroom one with fitted wardrobes, bedroom two with fitted wardrobes, bedroom three and the bathroom with a modern white suite.

Outside you have a tarmacadam driveway leading to the single garage and a pleasant enclosed rear garden with a paved patio and lawn.

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**

Telephone point, laminate flooring, single radiator, cloaks hanging space, upvc double glazed window to front elevation, through to:

**LOUNGE**

14'7 x 11'4 (4.45m x 3.45m)

Fireplace housing a coal effect gas fire with a marblesque and wooden surround, tv point, single radiator, coved ceiling, upvc double glazed window to front elevation overlooking the cul-de-sac.

**DINING ROOM**

13'1 x 7'2 max (3.99m x 2.18m max)

Laminate flooring, single radiator, stairs leading off, upvc double glazed French doors onto the newly laid patio.

**KITCHEN**

13' x 7' max (3.96m x 2.13m max)

Modern base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a chrome mixer tap, built in electric oven, four burner gas hob and extractor hood, built in washing machine, built in dishwasher, built in fridge and freezer, cupboard housing the gas fired combination boiler, single radiator, understairs storage cupboard, upvc double glazed window and door to rear elevation onto the patio.

From the dining room stairs lead to the first floor.

**LANDING**

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

**BEDROOM 1**

13'2 x 8'5 max (4.01m x 2.57m max)

Double built in wardrobe, airing cupboard with a hot water cylinder

and slatted shelving, single radiator, upvc double glazed window to front elevation overlooking the cul-de-sac and surrounding area.

**BEDROOM 2**

11'4 x 8'1 max (3.45m x 2.46m max)

Double built in wardrobe, single radiator, upvc double glazed window to rear elevation overlooking the garden and surrounding area.

**BEDROOM 3**

8'5 x 5'8 (2.57m x 1.73m)

Laminate flooring, single radiator, telephone point, upvc double glazed window to front elevation.

**BATHROOM**

6'6 x 6'2 (1.98m x 1.88m)

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

**OUTSIDE**

To the front there is a garden which is laid to lawn and a tarmacadam driveway leading to a:

**SINGLE ATTACHED GARAGE**

Up and over door to front elevation, personal access door to side elevation.

To the rear there is a newly laid paved patio and a lawned area 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 turn right onto Grange Road then take the second turning left into Enborne Close where the property can be located on the left 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).

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

