



6 Grange Road, Tuffley, Gloucester, GL4 0PD

£379,950

 | 4

 | 1

 | 2


Farr & Farr Sales Lettings 

**6 Grange Road, Tuffley, Gloucester,
Gloucestershire, GL4 0PD**

£379,950

**A SUBSTANTIAL EXTENDED FAMILY HOUSE IN
A POPULAR RESIDENTIAL ROAD**

Grange Road is a popular residential road situated approximately 1 ½ miles to the South of Gloucester City centre. Good local facilities are close by, some of the area's best schools are within an easy reach and access to the southern ring road is only a short drive. Number 6 has been significantly extended and offers good size family accommodation over three floors with the benefits of four bedrooms, a first floor bathroom and ground floor shower room. Additionally there is a lounge/diner with a good kitchen/breakfast room to the rear as well as a large garage and utility/workshop. To the exterior there is ample parking to the front and large rear gardens that offer privacy.

www.farranfarr.co.uk

ENTRANCE PORCH

Hardwood door to:-

ENTRANCE HALL

Double radiator. Staircase to landing. Understairs cupboard.

SHOWER ROOM

Tiled shower cubicle with glazed screen and stainless steel controls. Low level WC. Wash hand basin. Tile floor. Fully tiled walls. Extractor fan.

LOUNGE/DINING ROOM 23' 6" x 12' 9" (7.16m x 3.88m)

Double and single radiator. Hole in the wall style fireplace. Three wall light points. Glazed double doors.

KITCHEN/DINER 15' 10" x 13' 0" (4.82m x 3.96m)

Inset one and a half bowl stainless steel sink unit with cupboards and drawers below. Wall and base units with worktops. Tiled floor. Space for 110 cm cooking range with stainless steel back plate and cooker hood. Space for washing machine and dryer. Inset ceiling spotlights. Double radiator. TV point. Double glazed UPVC double doors to:-

FIRST FLOOR

LANDING

Staircase to second floor.

BEDROOM 1 9' 5" x 13' 3" (2.87m x 4.04m)

Radiator.

BEDROOM 2 19' 0" x 9' 6" (5.79m x 2.89m)

Double radiator. Windows to either end. Inset spotlights.

BEDROOM 3 11' 2" x 9' 0" (3.40m x 2.74m)

Radiator.

BATHROOM

Corner bath with mixer taps. Low level WC. Wash hand basin with vanity unit. Half tiled walls. Double radiator. Heated towel rail. Vinyl floor. Inset ceiling spotlights.

SECOND FLOOR

BEDROOM 4 16' 5" x 10' 6" (5.00m x 3.20m)

Velux windows. Inset ceiling spotlights. Access to eaves storage.

EXTERIOR

Front gardens of a good size. Parking for 3/4 cars to one side. Rear gardens of a very good size with brick pavia terrace and wall. Large area of lawns with shrub bed borders and bushes. Enclosed by fencing with workshop to rear with up and over door.

GARAGE 17' 6" x 8' 0" (5.33m x 2.44m)

Up and over door. Power and light. Door to:-

UTILITY/WORKSHOP 13' 4" x 7' 8" (4.06m x 2.34m)

Opening to rear gardens.

AGENTS NOTE

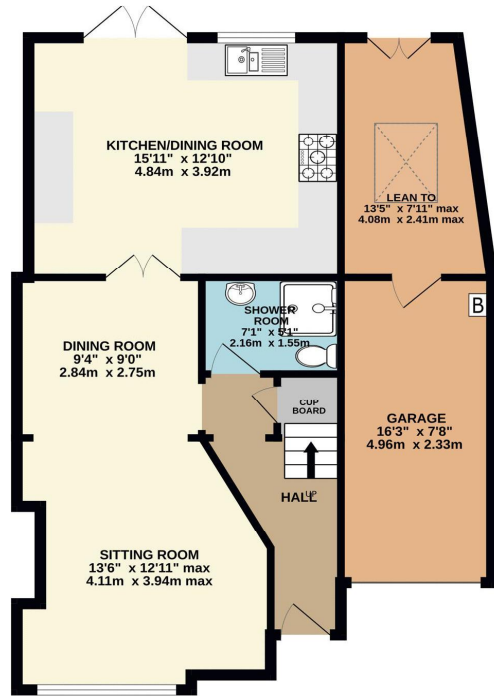
COUNCIL TAX: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

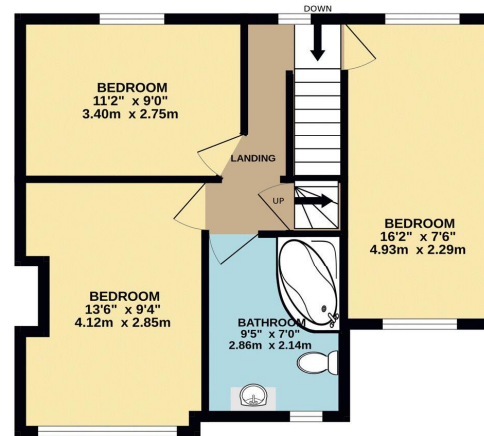




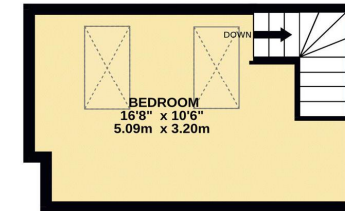
GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



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



2ND FLOOR
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 sq.m.) approx.

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.
Made with Metropix ©2024



These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

City Centre

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@farrandfarr.co.uk

Hucclecote

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@farrandfarr.co.uk

Longlevens

125 Cheiltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@farrandfarr.co.uk

Lettings

40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@farrandfarr.co.uk