



18 The Warren, Gloucester, GL4 0TT

£295,000

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Farr & Farr Sales
Lettings 

18 The Warren, Gloucester, GL4 0TT

£295,000

This well-proportioned three bedroom townhouse is situated in a modern development in Tuffley with excellent local amenities.

The front door opens into a hallway with understairs storage cupboard and cloakroom. To the front of the property is a dining room, which could possibly be used as a fourth bedroom, and at the rear of the property, the kitchen benefits from a good range of wall and base units with a large range. There is space for a dining table and a door leads out to the rear garden.

Stairs lead to the first floor landing with a spacious living room overlooking the back garden and a bedroom to the front. On the second floor, the master bedroom features built in wardrobes and an en suite while the third bedroom overlooks the front aspect of the property. A family bathroom is fitted with a white suite comprising WC, basin and bath with shower over.

To the rear of the property is a garage with allocated parking space in front of it and a low maintenance garden benefits from side access.

The property is available with no onward chain.

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Entrance Hall 14' 6" x 5' 9" (4.418m x 1.750m)

Front door with frosted double glazed window. Radiator. Laminate flooring. Stairs to first floor. Understairs cupboard.

Cloakroom 3' 8" x 6' 6" (1.106m x 1.969m)

WC. Basin. Radiator. Laminate flooring. Part tiled walls. Extractor fan.

Dining Room 10' 8" x 8' 11" (3.239m x 2.707m)

Double glazed window to front. Carpet. Radiator.

Kitchen / Diner 10' 4" x 14' 11" (3.142m x 4.557m)

Double glazed window to rear. Door to rear. Range of wall, base and drawer units. Laminate worktop over. Range cooker. Stainless steel double sink with draining board and mixer tap. Fitted fridge freezer. Fitted dishwasher. Fitted washing machine. Cupboard. Part tiled walls. Laminate flooring.

First Floor Landing 13' 0" x 6' 0" (3.952m x 1.830m)

Double glazed window to front. Carpet. Radiator. Stairs to second floor.

Living Room 12' 8" x 14' 11" (3.853m x 4.549m)

Two double glazed windows to rear. Carpet. Two radiators. Feature fireplace.

Bedroom Three 12' 6" x 8' 8" (3.801m x 2.639m)

Double glazed window to front. Carpet. Radiator. Fitted wardrobes.

Second Floor Landing 3' 1" x 8' 8" (0.939m x 2.638m)

Carpet. Access to loft via hatch.

Bedroom One 13' 3" x 14' 11" (4.039m x 4.558m)

Double glazed window to rear. Velux window. Carpet. Radiator. Fitted wardrobe.

En Suite 5' 5" x 6' 0" (1.656m x 1.824m)

Double glazed frosted window to side. WC. Basin. Enclosed shower. Radiator. Vinyl floor. Tiled walls. Extractor fan.

Bedroom Two 9' 1" x 11' 8" (2.770m x 3.544m)

Double glazed window to front. Carpet. Radiator.

Bathroom 6' 10" x 5' 8" (2.075m x 1.716m)

WC. Basin. Bath with shower over. Radiator. Vinyl flooring. Part tiled walls. Extractor fan.

Garage

Up and over door. Parking space in front.

Rear Garden

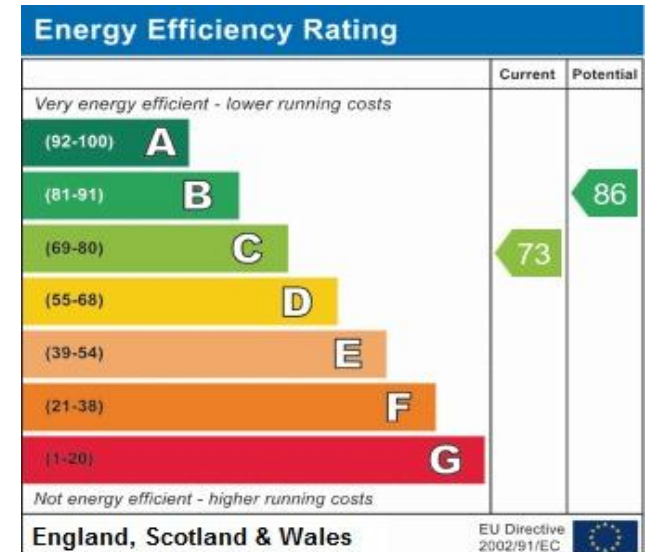
Area of decking off the house. Stones. Fence surround. Rear access.

Front External

Pathway. Area laid to gravel.

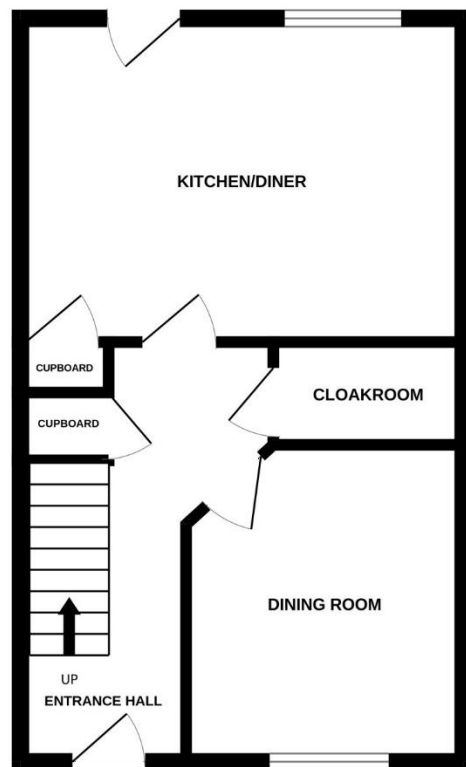
Agents Notes

Council Tax - Band C EPC Rating - C

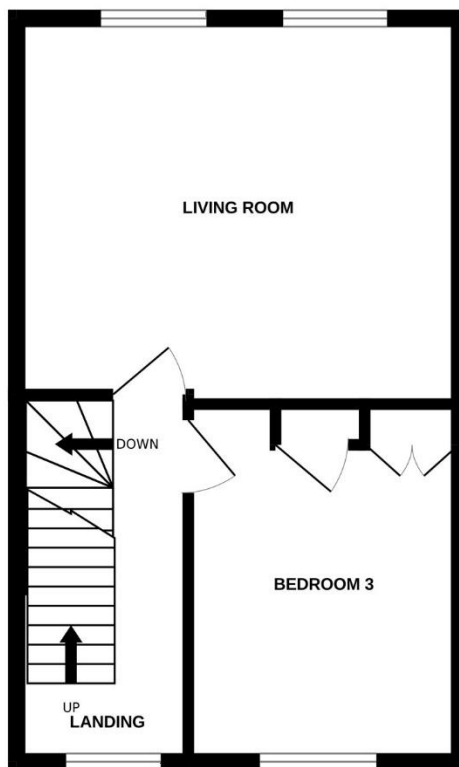




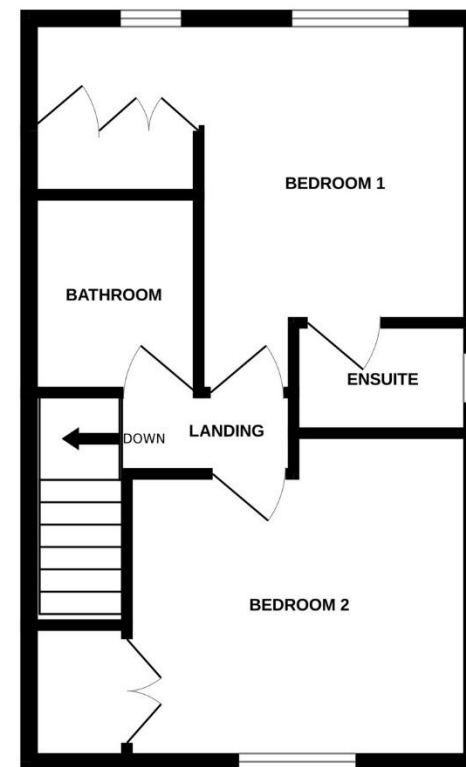
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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.

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