



SALES & LETTINGS



Podsmead Place, Gloucester
Gloucestershire GL1 5PD

£325,000

- *****No Onward Chain*****
- Extended to Ground Floor
- Two Reception Rooms and Conservatory
- Re-fitted Kitchen with Integrated Appliances
- Large Single Garage
- Generously Sized Front and Rear Gardens
- Three Bedrooms
- Beautiful Views of Playing Field and Robinswood Hill

The Property

TG Sales and Lettings are delighted to bring to the market this very well presented family home, located in a highly desirable Cul-de-sac fronting on to Tuffley Park.

Offered with NO ONWARD CHAIN and benefitting from a well thought out extension to the ground floor.

Approaching the property through Iron gates and across a spacious block paved Drive way, entering the property to find a light and airy entrance hall with doors to all rooms leading off. A Bay fronted Lounge, separate Dining room and Re-fitted Kitchen/Breakfast room which connects to the Conservatory, Cloakroom and Garage.

The first floor is equally as light and airy as the ground floor, three very good size bedrooms with the continued Bay window rising up from the Lounge, built in wardrobe to Bedroom two and fitted wardrobe to Bedroom three. A re-fitted Shower room completing this floor.

Outside the property a good size rear garden awaits, with side access and timber shed. A larger than average single Garage with side and up and over doors can be accessed from the front where ample off road parking is available.



Directions

SATNAV postcode GL1 5PD

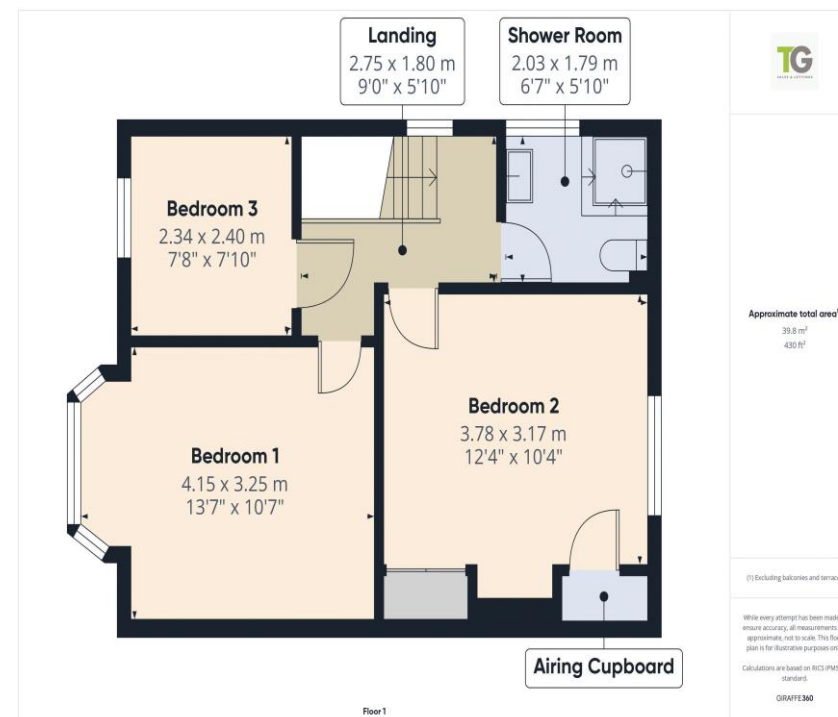
Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		

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