



**Bybrook Road, Tuffley, Gloucester**

Freehold

**£300,000**

**1 Bybrook Road, Tuffley, Gloucester,  
Gloucestershire, GL4 0HF**

**£300,000**

Freehold. Council Tax Band C



**3 Bedrooms**



**2 Bathrooms**



**2 Receptions**

### Features

- \*Extended Link Detached "Chalet Style" House
- \* No Onward Chain
- \*Situated on Corner Plot \*Downstairs Double Bedroom and Study
- \*Lounge and Extended Kitchen/Breakfast Room \* Two DOUBLLE Bedrooms To First Floor
- \*Downstairs WC & Upstairs Family Bathroom
- \* Energy Rating TBC
- \*Garage and Driveway \*

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### The Property

An EXTENDED Link DETACHED "Chalet Style" House situated on a CORNER PLOT with a DOWNSTAIRS BEDROOM & STUDY and available with NO ONWARD CHAIN.

Offering flexible accommodation the ground floor comprises of Entrance Porch, Entrance Hall, Lounge, STUDY, Cloakroom, Extended Kitchen/Breakfast Room and DOUBLE Bedroom. The First Floor provided a further TWO DOUBLE BEDROOMS and Family Bathroom.

Further benefits include UPVC Double Glazing, Gas Radiator Central Heating, driveway and GARAGE

Externally the property is located on a Good sized CORNER PLOT with gardens to front, side and rear providing an incoming purchaser with further potential.

Call 01452 543200 To View!

**Entry** 4' 10" x 2' 0" (1.47m x 0.61m)

**Hallway** 10' 9" x 6' 1" (3.27m x 1.85m)

**Living Room** 18' 0" x 10' 11" (5.48m x 3.32m)

**WC** 5' 10" x 5' 7" (1.78m x 1.70m)

**Kitchen/Breakfast Room** 21' 1" x 9' 1" (6.42m x 2.77m)

**Bedroom/ Reception Room** 11' 4" x 8' 9" (3.45m x 2.66m)

**Study** 8' 11" x 8' 8" (2.72m x 2.64m)

**Landing** 12' 2" x 6' 1" (3.71m x 1.85m)

**Bedroom 1** 12' 10" x 11' 0" (3.91m x 3.35m)

**Bedroom 2** 12' 10" x 8' 10" (3.91m x 2.69m)

**Bathroom** 6' 0" x 5' 6" (1.83m x 1.68m)

### Additional Information

Gas: Mains

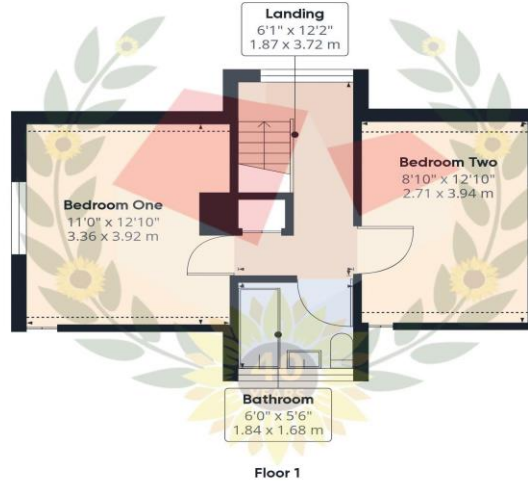
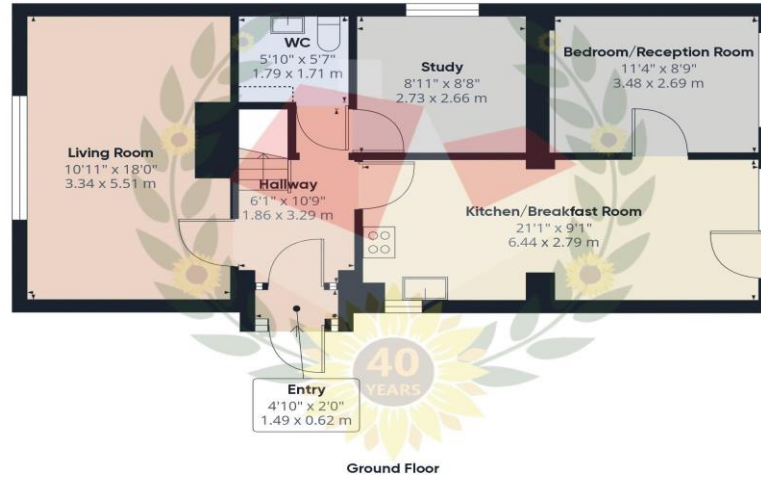
Electricity: Mains

Sewerage & Water: Mains









**Approximate total area<sup>(1)</sup>**

1014.07 ft<sup>2</sup>  
94.21 m<sup>2</sup>

**Reduced headroom**

24.22 ft<sup>2</sup>  
2.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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The position and size of doors, windows, appliances, and other features are approximate only.  
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