



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



37 Atkyns Drive, Tuffley, GL4 0XY

Offers in excess of £315,000

Welcome to Atkyns Drive, Tuffley, Gloucester - a stunning house in show home condition that is beautifully presented and ready to become your new home.

This property boasts a spacious kitchen dining area perfect for entertaining guests, along with a separate utility room for added convenience. The master bedroom comes with an ensuite, With 6 years remaining on the NHBC warranty.

Don't miss out on the opportunity to make home yours!

Entrance Hall

Living Room 18'5 x 10'2 (5.61m x 3.10m)

Kitchen/Dining Room 18'5 x 9'5 (5.61m x 2.87m)

Utility Room

WC

Bedroom 1 18'5 x 10'5 (5.61m x 3.18m)

Ensuite

Bedroom 2 10'7 x 9'2 (3.23m x 2.79m)

Bedroom 3 9'2 x 7'7 (2.79m x 2.31m)

Bathroom

OUTSIDE

Driveway is to the rear of the property parking for two vehicles

The rear garden is mainly laid to lawn with large patio and garden shed with gated access to the rear.

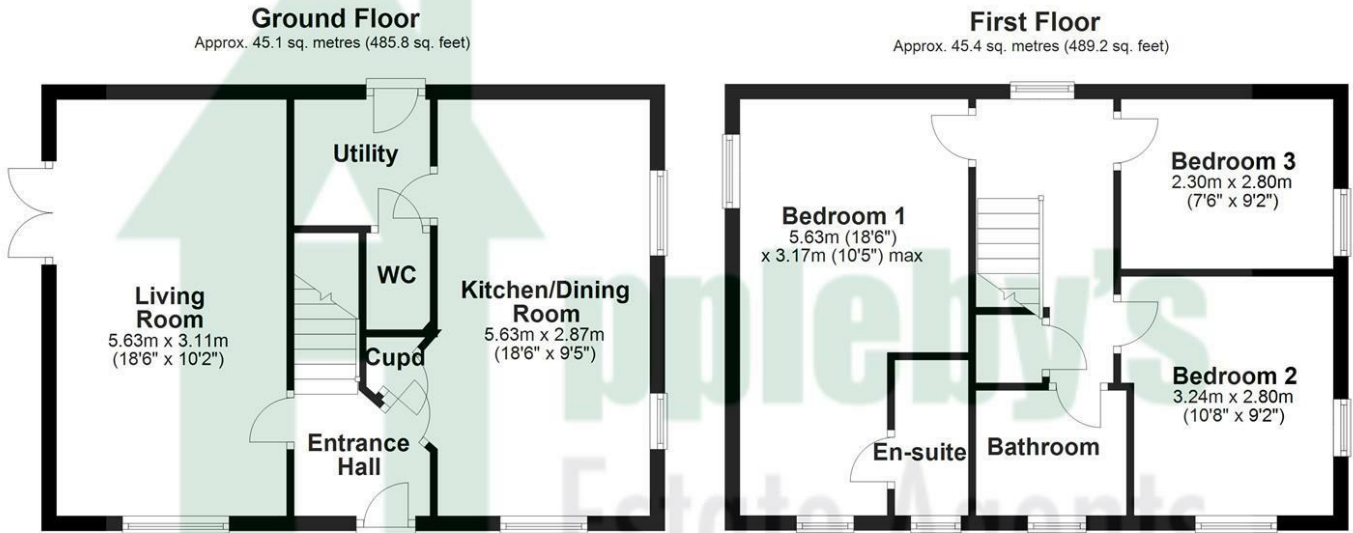
Services

Mains drainage , gas central heating

NHBC 6 years remaining

Gloucester City Council tax band C

Floor Plan



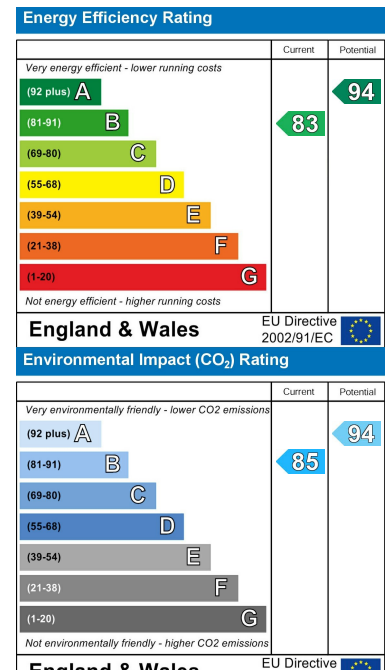
Total area: approx. 90.6 sq. metres (975.0 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.