

1A Woods Orchard Road
Tuffley, Gloucester GL4 0BT

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£395,000

CHAIN FREE BESPOKE A RATED FOR ENERGY HIGH QUALITY THREE BEDROOM DETACHED FAMILY HOME situated in AN ELEVATED POSITION with VIEWS, an EN-SUITE SHOWER ROOM, an 18FT FITTED KITCHEN/DINER with BUILT IN APPLIANCES, 3.8KW SOLAR PANELS on the roof and a TEN YEAR BUILD WARRANTY.

Accommodation on the ground floor comprises 17ft entrance hallway with oak style flooring, 18ft lounge with French doors onto the patio, 18ft fitted kitchen/diner with built in appliances and a cloakroom.

Upstairs you have 14ft bedroom one with its en-suite shower room, 11ft bedroom two, 10ft bedroom three and the 11ft family bathroom.

Outside at the front of the property there is block paved off road parking for two vehicles with provision for electric vehicle charging between the two parking spaces and a garden that is laid to lawn.

Around to the rear of the property you have a paved patio and lawn enclosed by fencing.

Tuffley is a popular and historic suburb of Gloucester which has four local churches St George's (Church of England), St Barnabas (Church of England, English Martyrs (Roman Catholic) and the Grange Baptist Church (Baptist).
There is excellent schooling for all ages, two public houses (The Pike and Musket and The Fox and Elm), two libraries, community centre, sports centre, doctors surgery and a variety of shops and excellent public transport links.



Double glazed front door leads into:

ENTRANCE HALLWAY
17'8 x 6'4 (5.38m x 1.93m)
Stairs leading off with storage cupboard under, downlighters, alarm panel, oak style laminate floor with underfloor heating, upvc double glazed windows to either side.

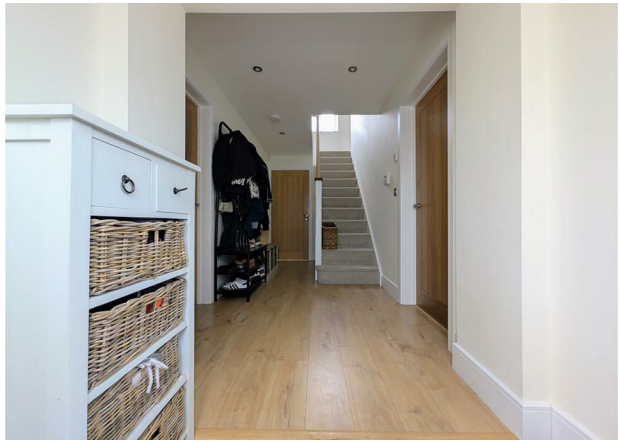
LOUNGE
18'2 x 12'1 (5.54m x 3.68m)
Underfloor heating, tv point, USB point, upvc double glazed window to front elevation, matching French doors to rear elevation onto the patio.

KITCHEN/DINER
18'2 x 11'4 (5.54m x 3.45m)
Base and wall mounted units, Quartz worktops and splashbacks, single drainer one and a half bowl sink unit with a mixer tap, built in induction hob, extractor hood, electric double oven, fridge/freezer, dishwasher, plumbing for automatic washing machine, oak style laminate flooring with underfloor heating, tv point, USB point, downlighters, upvc double glazed windows to front and rear elevations overlooking the surrounding area and hillsides beyond.

CLOAKROOM
6'5 x 4'9 (1.96m x 1.45m)
Low level w.c., wash hand basin with a mixer tap, cupboards below and worksurface, oak style laminate flooring with underfloor heating, downlighters, upvc double glazed window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space, built in storage cupboard with shelving and lighting, single radiator, upvc double glazed window to rear elevation overlooking the surrounding area and hillsides beyond.













BEDROOM 1

14'7 x 12'3 max (4.45m x 3.73m max)

Single radiator, USB point, upvc double glazed window to front elevation with outstanding far reaching views, through to:

EN-SUITE SHOWER ROOM

8'2 x 4'8 (2.49m x 1.42m)

Double walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, tiled splashback and drawer below, chrome heated towel rail, extractor fan, downlighters, upvc double glazed window to rear elevation.

BEDROOM 2

11'6 x 11'3 max (3.51m x 3.43m max)

Single radiator, USB point, upvc double glazed window to front elevation with outstanding far reaching views.

BEDROOM 3

10'5 x 8'1 max (3.18m x 2.46m max)

Single radiator, USB point, upvc double glazed window to front elevation with outstanding far reaching views.

FAMILY BATHROOM

11'6 x 6'4 max (3.51m x 1.93m max)

White suite with a shower bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap, tiled splashbacks and drawers below, chrome heated towel rail, downlighters, extractor fan, upvc double glazed window to rear elevation.

OUTSIDE

To the front there are paved pathways leading to the front door and a block paved driveway.

The front gardens are laid to lawn with flower borders which lead around to the side and rear where there is a large paved patio and lawn surrounded by wooden panelled fencing.

SERVICES
Mains water, electricity, gas and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
To be advised.

LOCAL AUTHORITY
Council Tax Band: TBC
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.









DIRECTIONS

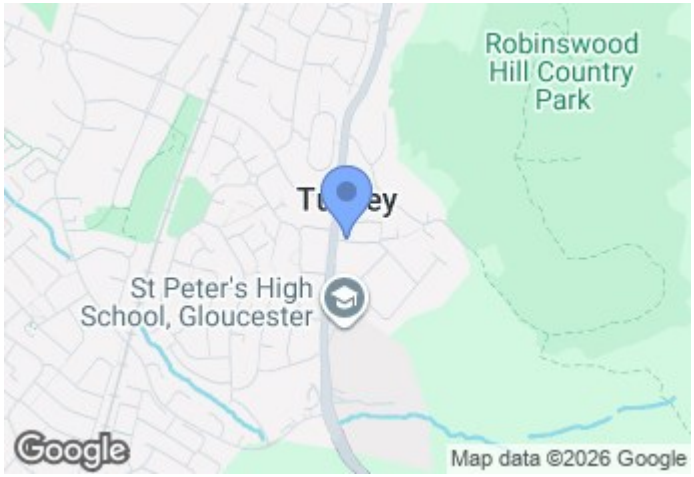
From St Barnabas roundabout proceed along Stroud Road towards Stroud turning left where signposted into Woods Orchard Road where the property can be found on your left hand side.

PROPERTY SURVEYS

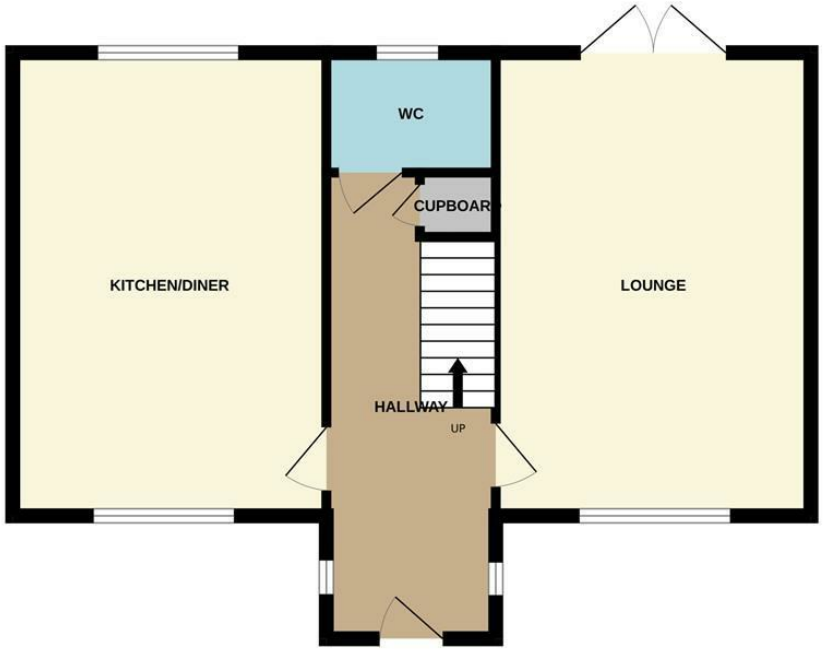
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).







GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.

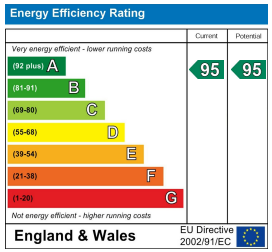


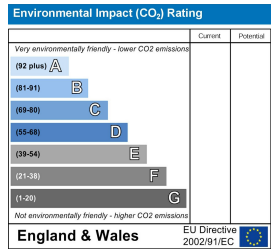
1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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.
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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