

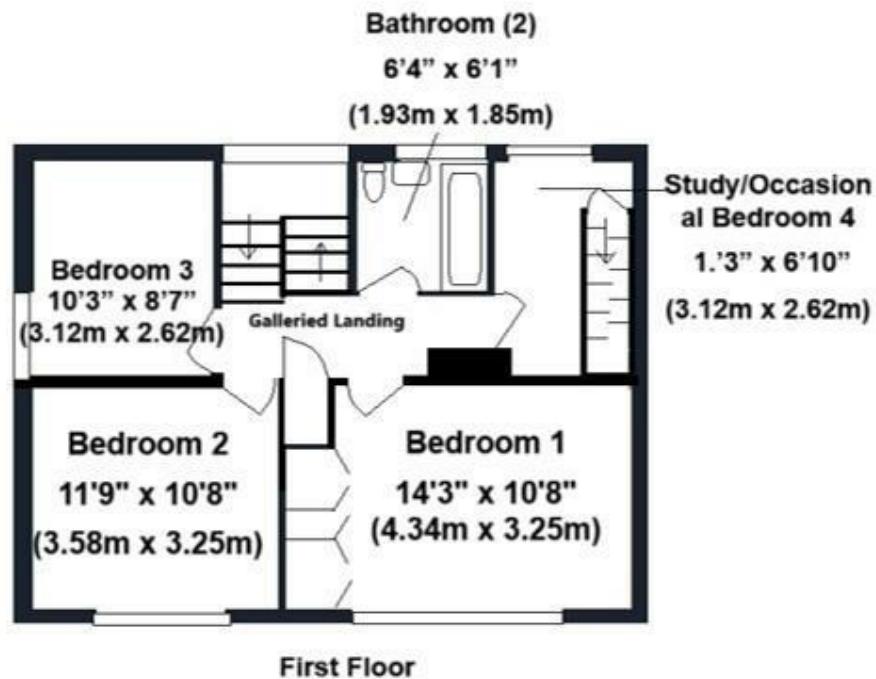
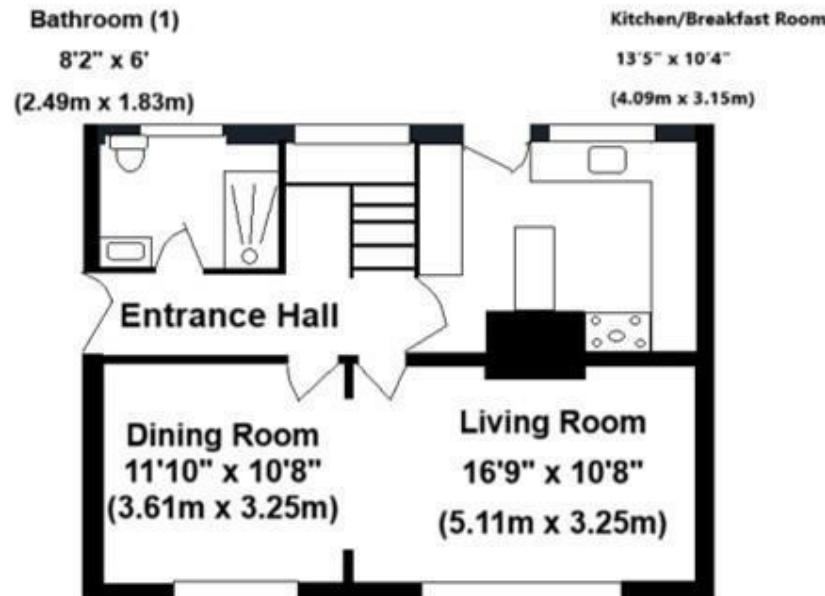


Sure
Property Group
Cheltenham

21 WOODS ORCHARD ROAD, TUFFLEY, GLOUCESTER, GL4 0BU

£450,000 FREEHOLD

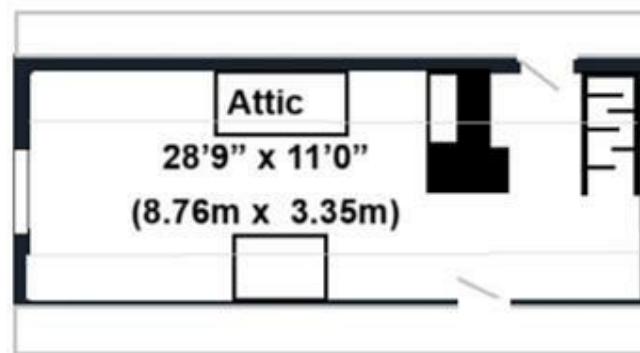
GLOUCESTER CITY COUNCIL COUNCIL TAX BAND D



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Floorplan for guidance only

Not to scale





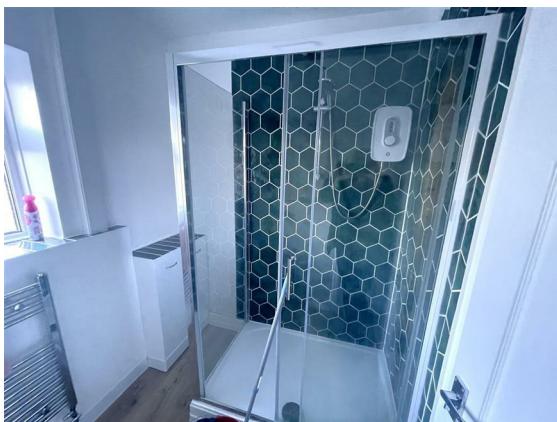
STUNNING FAR REACHING VIEWS with this 1950's DETACHED HOUSE offered for sale with NO CHAIN, VIEWING IS HIGHLY RECOMMENDED and ALL OFFERS WILL BE CONSIDERED.

Found on a corner plot in this elevated position this property has a light and spacious feel. The accommodation comprises covered entrance, entrance hall (with understairs storage, kitchen/breakfast room, living room, open to dining room, ground floor bathroom (with shower cubicle), on the first floor there is a galleried landing with feature window overlooking the rear garden and with views to Robinswood Hill, there is a family bathroom, THREE DOUBLE BEDROOMS and a useful study/occasional fourth bedroom – within this room there is a door giving access to a space saving staircase which in turn leads to a large Attic "room" with under eaves storage and 2 windows.









Located to the south of Gloucester city centre, Tuffley is a well-established residential suburb offering a balanced blend of peaceful living and easy access to urban amenities. Known for its mix of traditional and modern housing, tree-lined streets, and strong community spirit, Tuffley appeals to families, professionals, and investors alike.

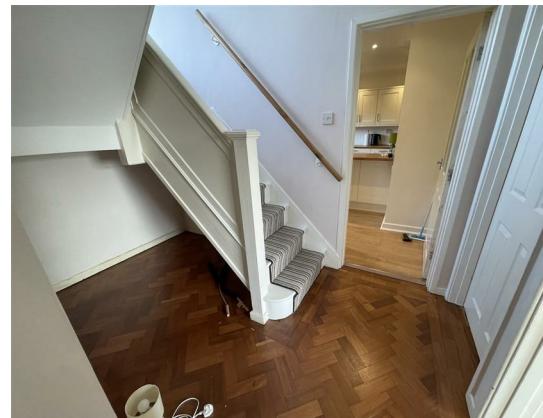
The area benefits from a range of local amenities, including:

- Shops and supermarkets such as Tesco Express, Co-op, and nearby Aldi
- Primary and secondary schools, including The Crypt School and Tuffley Primary
- Parks and green spaces, with Robinswood Hill Country Park just minutes away for walking, wildlife, and panoramic views over Gloucester
- Local pubs, cafés, and takeaways
- Community centres and churches, supporting a friendly and inclusive neighbourhood atmosphere

Tuffley is well-connected, with regular bus services into Gloucester city centre, and easy access to major road links including the A38, A417, and M5 motorway, making it ideal for commuters heading to Cheltenham, Bristol, or beyond.

For shopping, leisure, and entertainment, residents are just a short drive from Gloucester Quays, the historic docks, and the city's vibrant retail and cultural scene. Whether you're looking for a quiet place to settle or a smart investment location, Tuffley offers comfort, convenience, and strong long-term appeal.

All information subject to legal confirmation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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