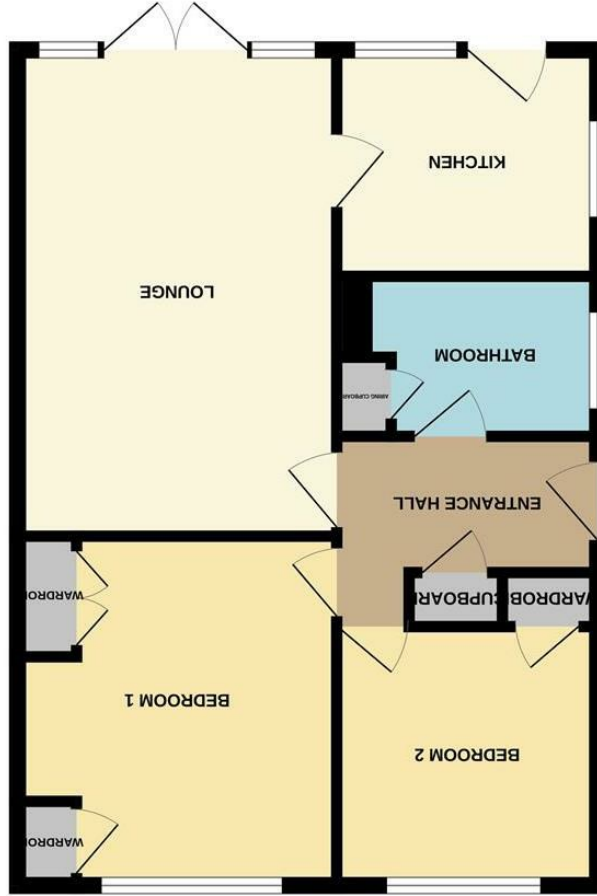


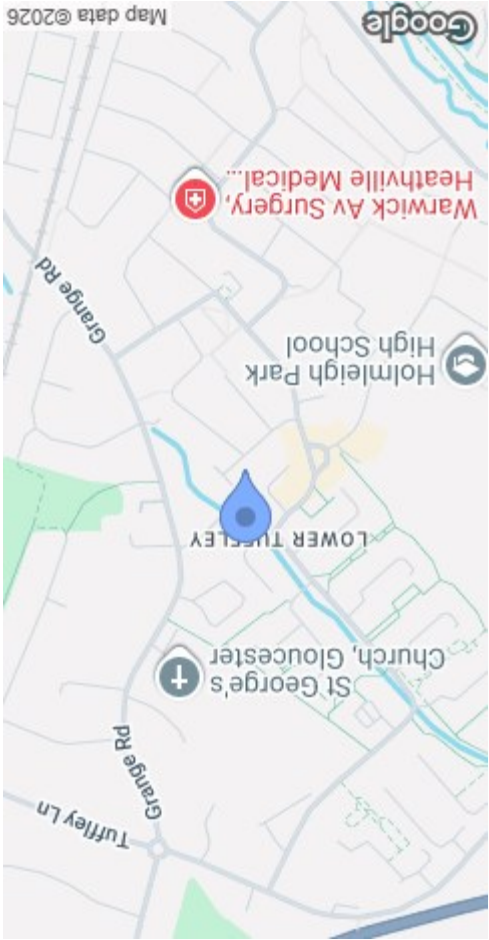


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

What every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, doors and any other items are approximate and should be used as such for 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.



Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																																		
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4 Gainsborough Drive  
 Tuffley, Gloucester GL4 0QR

**£240,000**

Chain free well presented two bedroom semi detached bungalow with gas fired central heating, upvc double glazing and a very pleasant private enclosed rear garden situated in a convenient position close to local shops.

Accommodation comprises hallway, 16ft lounge with French doors onto the patio, kitchen, bedroom one with fitted wardrobes, bedroom two and the bathroom with a white suite.

Outside at the front of the property you have a low maintenance garden, a driveway and a lovely enclosed private rear garden with a patio, lawn and a useful storage shed.

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.



Upvc double glazed side entrance door leads into:

#### **ENTRANCE HALLWAY**

Single radiator, built in storage cupboard, telephone point, access to large loft space via a pull down ladder.

#### **LOUNGE**

16'8 x 10'9 (5.08m x 3.28m)

Laminate flooring, single radiator, wall lights, coved ceiling, tv point, upvc double glazed French doors to rear elevation onto the patio.

#### **KITCHEN**

8'9 x 7'8 (2.67m x 2.34m)

Oak fronted base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, plumbing for washing machine, single radiator, wall mounted gas fired central heating boiler, upvc double glazed windows to side and rear elevations, matching door to rear elevation.

#### **BEDROOM 1**

11'9 x 10'9 max (3.58m x 3.28m max)

Built in wardrobes, chest of drawers, single radiator, upvc double glazed window to front elevation.

#### **BEDROOM 2**

9' x 8'9 (2.74m x 2.67m)

Built in wardrobe, single radiator, tv point, upvc double glazed window to front elevation.

#### **BATHROOM**

6'6 x 5'5 (1.98m x 1.65m)

White suite comprising panelled bath, low level w.c., pedestal wash hand basin, partially tiled walls, chrome heated towel rail, shaver point and light, airing cupboard with an insulated hot water tank and slatted shelving, upvc double glazed window to side elevation.

#### **OUTSIDE**

To the front there is a paved garden with a flower border. To the side there is a driveway providing off road parking which continues via wooden built gates.

To the rear there is a pleasant private enclosed garden which is mainly laid to lawn with a paved patio, flower borders, plants, shrubs, bushes and a useful wooden built garden shed.

#### **SERVICES**

Mains water, electricity, gas and drainage.

#### **WATER RATES**

To be advised.

#### **LOCAL AUTHORITY**

Council Tax Band: B  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

#### **TENURE**

Freehold.

#### **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.

#### **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 our office proceed along Windsor Drive towards Holmleigh Road taking the first turning right just after the Pike and Musket public house into Gainsborough Drive where the property can be found.

#### **PROPERTY SURVEYS**

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

