

6 Firwood Drive
Tuffley, Gloucester GL4 0AB

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £500,000

A VERY RARE OPPORTUNITY TO PURCHASE ONE OF THE ORIGINAL HOUSES in Firwood Drive, Gloucester. Built in the late 1950's number six is a LARGE and DISTINCTIVE DETACHED FAMILY HOME with FOUR DOUBLE BEDROOMS on a PROMINENT CORNER PLOT with LOVELY GARDENS to the front, side and rear.

Accommodation comprises hallway with parquet flooring, cloakroom, utility room, 18ft lounge with an open fire, 22ft fitted kitchen/diner with built in appliances, upvc double glazed conservatory, bedroom one with fitted wardrobes and cupboards, bedroom two with fitted wardrobes, bedroom three with fitted wardrobes, bedroom four with fitted wardrobes and the bathroom with a modern white suite.

Outside you have a tarmacadam driveway leading up to the garage and lovely gardens to the front, side and rear that are laid to lawn and patio with flower borders, plants, bushes and trees.

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 with leaded lights leads into:

ENTRANCE HALLWAY
12'7 x 8'4 (3.84m x 2.54m)
Original parquet flooring, double radiator, stairs leading off, downlighters, upvc double glazed window to front elevation overlooking the surrounding area.

CLOAKROOM
5'7 x 3'1 (1.70m x 0.94m)
White suite comprising low level w.c., wash hand basin with a mixer tap and cupboard below, tiled splashback, heated towel rail, downlighters, tiled floor, upvc double glazed window to front elevation.

UTILITY ROOM
5'6 x 4'9 (1.68m x 1.45m)
Plumbing for automatic washing machine, built in storage cupboard, radiator, cloaks hanging space, tiled floor, downlighters.

LOUNGE
18'7 x 14' (5.66m x 4.27m)
Open fireplace with a stone hearth, vertical radiator, wall lights, tv point, parquet flooring (beneath the carpet), large upvc double glazed window to rear elevation overlooking the rear garden.

KITCHEN/DINER
22'8 x 9'3 max (6.91m x 2.82m max)
Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric double oven, microwave, induction hob, fridge/freezer and dishwasher, travertine and parquet flooring, breakfast bar, double radiator, downlighters, upvc double glazed windows to front and rear elevations, matching bifold doors into:

CONSERVATORY
16' x 9'8 max (4.88m x 2.95m max)
Brick and upvc double glazed construction with a glazed roof, double radiator, French doors to rear elevation onto the patio.

From the entrance hallway stairs lead to the first floor landing.













LANDING

Access to boarded loft space with lighting via a pull down ladder, airing cupboard with a hot water cylinder and slatted shelving.

BEDROOM 1

19'8 x 12'4 max (5.99m x 3.76m max)

Built in storage cupboards and double wardrobe, laminate flooring, downlighters, single radiator, upvc double glazed windows to side and rear elevations overlooking the gardens and surrounding area.

BEDROOM 2

13'4 x 11'2 max (4.06m x 3.40m max)

Built in wardrobe, radiator, upvc double glazed window to rear elevation overlooking the garden.

BEDROOM 3

11'5 x 10'7 max (3.48m x 3.23m max)

Built in wardrobe, double radiator, upvc double glazed windows to rear and side elevations with an outlook towards the Malvern Hills.

BEDROOM 4

15' x 7'7 max (4.57m x 2.31m max)

Built in wardrobe, single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BATHROOM

8'3 x 8'2 (2.51m x 2.49m)

White suite comprising panelled bath, corner shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, worksurface and cupboards below, shaver point, heated towel rail, partially tiled walls, downlighters, upvc double glazed window to side elevation, Velux roof light.

OUTSIDE

At the front there are gardens which are laid to lawn with a gravelled border and a driveway which leads to the:

SINGLE GARAGE

17'5 x 9' (5.31m x 2.74m)

Double wooden doors to front elevation, two windows to side elevation, power, lighting, plumbing for automatic washing machine, single drainer stainless steel sink unit with a mixer tap, wall mounted gas fired central heating boiler, partially glazed door into:

STUDY
8'8 x 5'5 (2.64m x 1.65m)
Single radiator, additional electric radiator, laminate flooring, downlighters, upvc double glazed window and door to rear elevation.

The gardens continue around to the side where there is a vegetable produce area, lawn, flower borders, mature trees and hedgerow surround.

To the rear there is a large paved patio, brick built pizza oven steps then lead upto the rest of the garden which is mainly laid to lawn with flower borders, plants, shrubs, bushes, mature trees and greenhouse all surrounded by panelled fencing.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

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.

LOCAL AUTHORITY
Council Tax Band: E
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

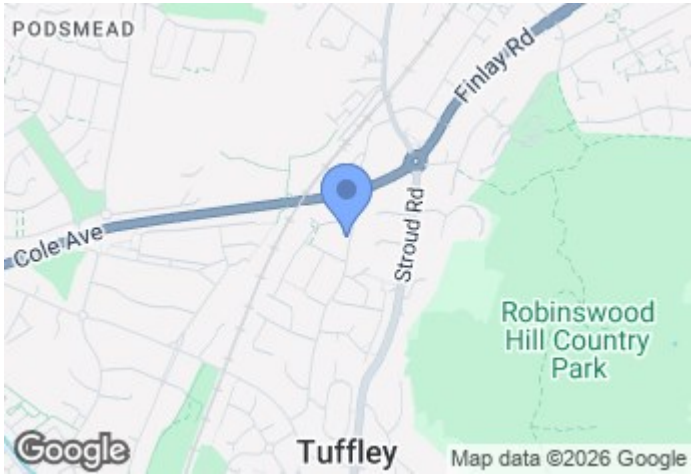
From St Barnabas roundabout proceed into Southern Avenue turning first left into Firwood Drive where the property can be located.

PROPERTY SURVEYS

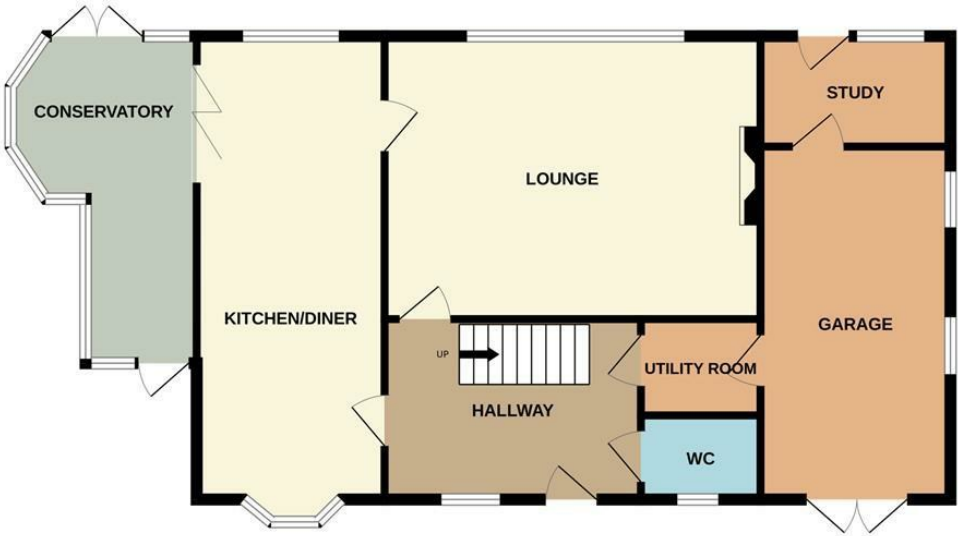
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).







GROUND FLOOR



1ST FLOOR



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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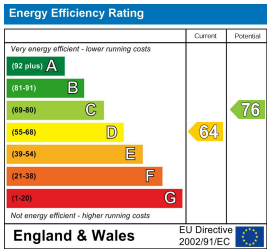

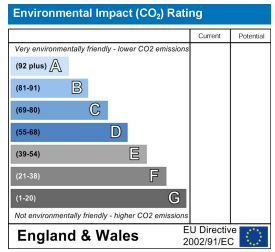

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