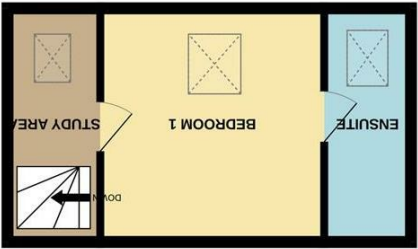
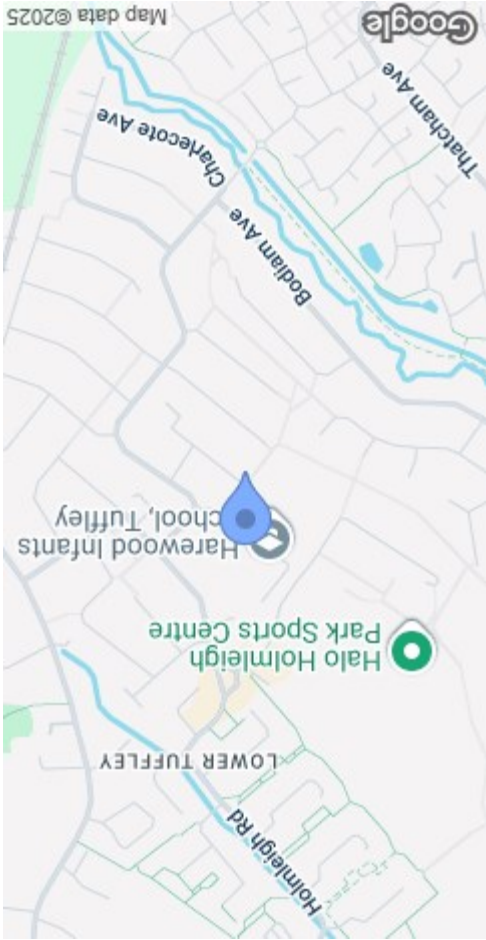
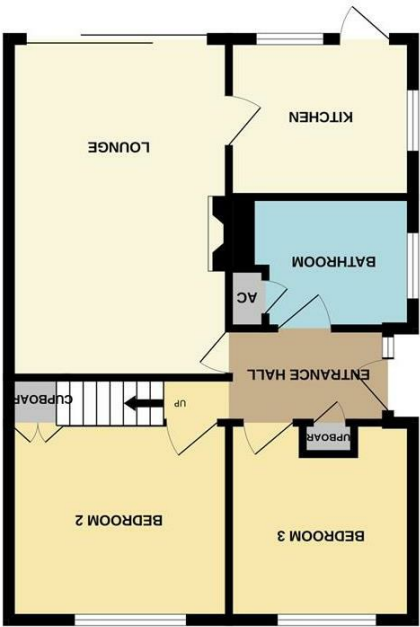


Energy Efficiency Rating		Current	Target
Very energy efficient - low running costs		A	
Energy efficient		B	
Decent		C	
Average		D	
Below average		E	
Poor		F	
Very poor		G	
Minimum			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very energy efficient - low CO <sub>2</sub> emissions		A	
Energy efficient		B	
Decent		C	
Average		D	
Below average		E	
Poor		F	
Very poor		G	
Minimum			
EU Directive 2002/91/EC			



1ST FLOOR



GROUND 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.

Made with Metropix v2025

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.



£289,950

Beautifully presented three bedroom property that was completely renovated three years ago with an en-suite shower room, a fitted kitchen with built in appliances and a single garage situated at the end of a cul-de-sac.

Accommodation comprises hallway, lounge with patio doors onto the decking, fitted kitchen with built in appliances, bedroom two with a built in storage cupboard, bedroom three, bathroom with a white suite and an airing cupboard, study area with a roof light, bedroom one with a roof light and the en-suite shower room.

Outside you have a front garden that is laid to lawn, a driveway with electric car charging point and an enclosed rear garden with a deck, lawn and a single garage.

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 under a covered entrance area into:

**ENTRANCE HALLWAY**  
Built in storage cupboard, radiator.

**LOUNGE**  
16'8 x 10'8 (5.08m x 3.25m)  
Ornamental fireplace surround and a tiled hearth, coved ceiling, tv point, double radiators, upvc double glazed patio doors to rear elevation onto the decking.

**KITCHEN**  
8'9 x 7'9 (2.67m x 2.36m)  
Base and wall mounted units, hardwood worksurfaces, tiled splashback, single bowl sink unit with a mixer tap, built in electric double oven, induction hob, extractor hood and dishwasher, space for fridge/freezer, breakfast bar, downlighters, upvc double glazed windows to side and rear elevations, matching door to rear elevation.

**BEDROOM 2**  
10'8 x 8'8 (3.25m x 2.64m)  
Built in storage cupboard, single radiator, upvc double glazed window to front elevation.

**BEDROOM 3**  
10'3 x 9'1 (3.12m x 2.77m max)  
Single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

**BATHROOM**  
7'3 x 5'4 (2.21m x 1.63m max)  
White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap and cupboard below, built in storage cupboard, heated towel rail.

Stairs lead to the first floor.

**STUDY AREA**  
8'3 x 4'7 max (2.51m x 1.40m max)  
Roof light.

**BEDROOM 1**  
12' x 10'1 max (3.66m x 3.07m max)  
Single radiator, tv pint, roof light, through to:

**EN-SUITE SHOWER ROOM**  
11'7 x 4'6 max (3.53m x 1.37m max)  
Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, roof light.

**OUTSIDE**  
To the front there is a garden which is laid to lawn with bushes. To the side there is a tarmacadam driveway, electric car charging point and gates which lead to further off road parking and a:

**SINGLE DETACHED GARAGE**  
Up and over door to front elevation, window and personal access door to side elevation.

The rear garden is mainly laid to lawn with a wooden decked patio, raised flower borders, plants and bushes 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: B  
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 our office proceed into Chatsworth Avenue and take the first turning right into Harewood Close 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).

