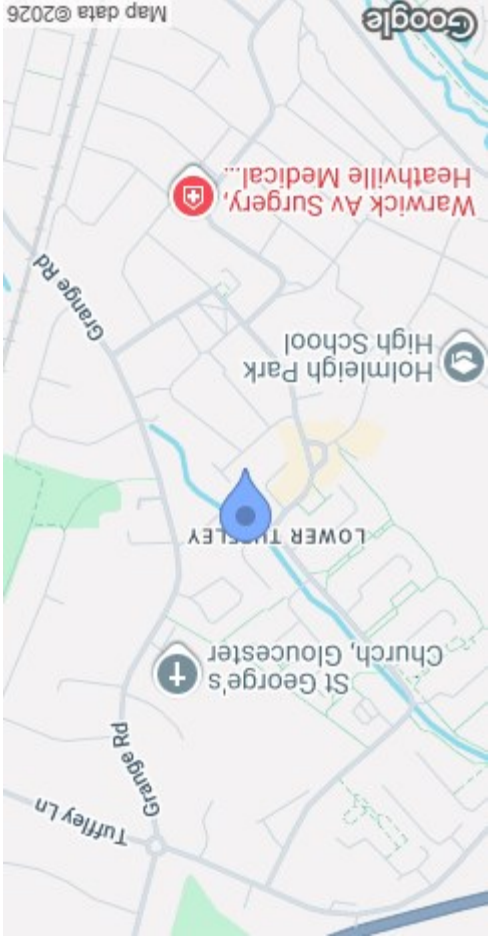
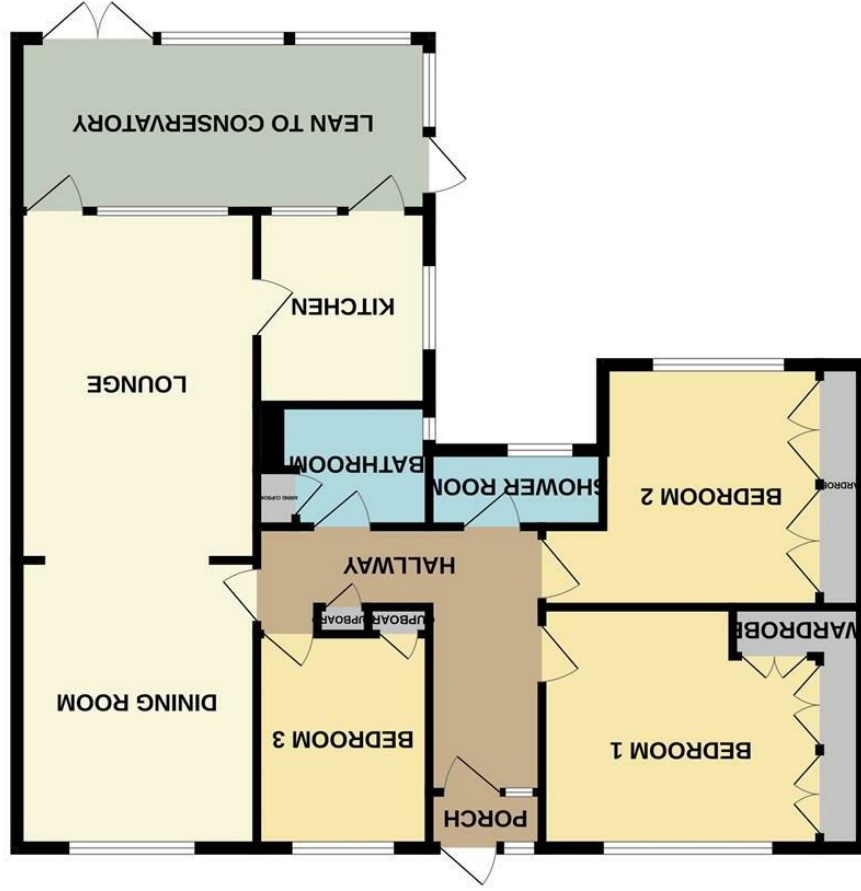




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
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10 Gainsborough Drive
 Tuffley, Gloucester GL4 0QR



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£285,000

Spacious extended chain free three bedroom semi detached bungalow situated at the end of a cul-de-sac within a generous plot close to a range of local amenities.

Accommodation comprises porch, hallway, dining room, lounge, kitchen, lean to conservatory, bedroom one with fitted wardrobes, bedroom two with fitted wardrobes, bedroom three, shower room and the bathroom.

Outside of the property you have a driveway leading to the single garage and a pleasant enclosed rear garden with a patio, lawn and a 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 front door leads into:

ENTRANCE PORCH

Tiled floor, a further partially glazed door leads into:

ENTRANCE HALLWAY

Two double radiators, access to loft space, built in storage cupboard.

DINING ROOM

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

Double radiator, coved ceiling, upvc double glazed window to front elevation overlooking the surrounding area, opening into:

LOUNGE

16'8 x 10'8 (5.08m x 3.25m)

Coal effect gas fire, wall lights, coved ceiling, double radiator, tv point.

KITCHEN

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

Base and wall mounted units, laminated worktops, single drainer stainless steel sink unit with a mixer tap, electric cooker point, upvc double glazed window to side elevation, matching door to rear elevation into:

LEAN TO CONSERVATORY

19'7 x 7'9 (5.97m x 2.36m)

French doors to rear elevation, windows to rear and side elevations, door to side elevation.

BEDROOM 1

14'4 x 10'9 max (4.37m x 3.28m max)

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

BEDROOM 2

14'6 x 11'1 max (4.42m x 3.38m max)

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

BEDROOM 3

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

Built in storage cupboard, single radiator, coved ceiling, upvc double glazed window to front elevation.

SHOWER ROOM

7'7 x 3'4 (2.31m x 1.02m)

Shower enclosure and unit, low level w.c., wash hand basin, partially tiled walls, tiled floor, single radiator, upvc double glazed window to rear elevation.

BATHROOM

6'5 x 5'4 (1.96m x 1.63m)

Panelled bath, low level w.c., pedestal wash hand basin, partially tiled walls, shaver point, airing cupboard housing the insulated hot water cylinder and gas fired central heating boiler.

OUTSIDE

The garden to the front is laid to gravel with a tarmacadam driveway providing off road parking which in turn leads to a:

SINGLE DETACHED GARAGE

Up and over door to front elevation, personal access door to side elevation, window to rear elevation.

To the side there is a tarmac garden area which leads around to the rear where there is pleasant enclosed garden laid to lawn with a patio, gravel, plants, bushes and a wooden built garden shed.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

TENURE

Freehold.

LOCAL AUTHORITY

Council Tax Band: C

Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

