



3 Gimson Close

Tuffley, Gloucester, GL4 0YQ

Offers in excess of £235,000



Murdock & Wasley Estate Agents are pleased to present this well-maintained two-bedroom end-of-terrace home, located in the popular area of Tuffley—an ideal opportunity for first-time buyers or investors.

The accommodation comprises a fitted kitchen, a spacious lounge/diner, two well-proportioned bedrooms, and a family bathroom.

Externally, the property benefits from a private driveway and garage, along with a generous enclosed rear garden, recently re-landscaped to provide an attractive and low-maintenance outdoor space.



Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, opening to under stairs storage, laminate flooring, stairs to landing. Doors lead off:

Lounge / Dining Area

Television point, data point, power points, wall mounted radiator, laminate flooring, space for dining table, front aspect upvc double glazed window, rear aspect upvc double glazed door leading to garden. Opening leads off:

Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Oven with four ring gas hob with extractor hood over. Appliance points, power points. Space for tall fridge/freezer, laminate flooring, rear aspect upvc double glazed door leading to garden.

Landing

Power point, access to loft via hatch, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, wall mounted radiator, laminate flooring, front aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, panelled bath with taps and

shower over, pedestal wash hand basin with taps over, wall mounted heated towel rail, partly tiled walls, inset ceiling spotlights, rear aspect upvc double glazed window.

Garage

Accessed via electric roller door, power points, overhead lighting, space for washing machine and tumble dryer, personnel door provides rear access into the garden.

Outside

To the front of the property a garden laid to lawn sides a concrete drive which provides off road parking directly in front of the garage.

To the rear of the property a patio shelter by a recently fitted lean to leads down to a garden laid to grass, bordered by raised flower beds and enclsd by wooden fencing. A further sandstone patio at the bottom of the garden provides space for garden furniture.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council

Tax Band: B

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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