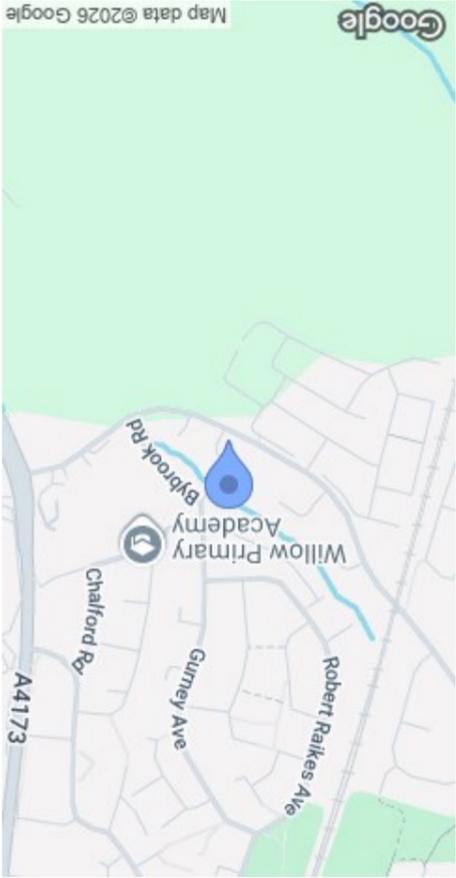


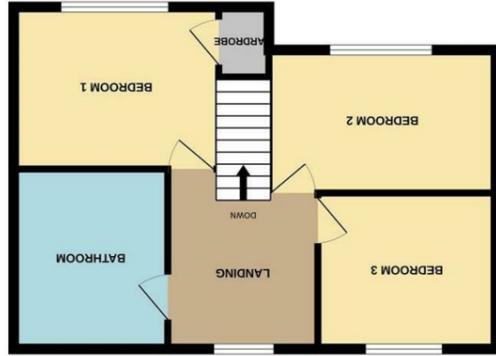


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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where 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
 A (92-100) Green B (81-91) Yellow C (69-80) Orange D (55-68) Red-Orange E (39-54) Red F (21-38) Dark Red G (1-20) Black	 A (102-120) Green B (81-101) Yellow C (62-80) Orange D (45-61) Red-Orange E (27-44) Red F (13-26) Dark Red G (1-12) Black



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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1ST FLOOR



GROUND FLOOR



1 Whaddon Way
 Tuffley, Gloucester GL4 0QD

£365,000

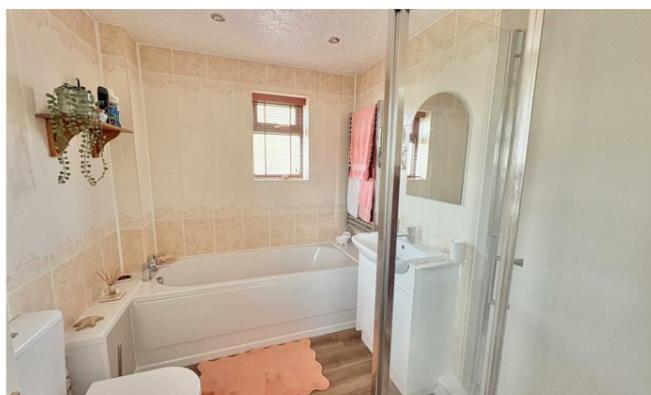
A beautifully presented three bedroom detached family home in this desirable cul-de-sac location having a private landscaped enclosed rear garden.

The accommodation comprises entrance hall, front to back lounge, dining room, kitchen, cloakroom and rear lobby. Whilst to the first floor master bedroom with a walk in wardrobe, bedroom 2, bedroom 3 and a four piece bathroom suite.

Additionally the property has gas fired central heating, upvc double glazing throughout, an alarm, off road parking for two vehicles, garage and being built in the 1980's of attractive stone.

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 part glazed door leads into:

ENTRANCE HALL

Various doors, coat cupboard with hanging rail and shelving, stairs leading off, radiator, laminate wood flooring.

LOUNGE

15'8" x 12'6" (4.80m x 3.83m)

Ornate wooden Adam style fireplace with a marble effect hearth and backing with a gas coal effect fire, radiator, modern wall mounted radiator, power points, upvc double glazed window overlooking the landscaped front garden, upvc double glazed sliding patio doors onto the private landscaped enclosed rear garden.

DINING ROOM

8'3" x 5'5" (2.54m x 1.66m)

Radiator, dado rail, power points, laminate wood flooring, upvc double glazed window overlooking the driveway, archway through to:

KITCHEN

10'0" x 8'2" (3.06m x 2.50m)

Oak effect kitchen comprising a range of base, drawer and wall mounted units, work surface, tiled splashbacks, integral fridge/freezer, space for gas cooker, extractor hood, space and plumbing for automatic washing machine, moulded sink with mixer tap over and drainer, Valiant wall boiler supplying central heating, tiled flooring, into:

REAR LOBBY

Upvc double glazed door into the rear garden, door into the lounge, door into:

CLOAKROOM

White suite comprising close coupled w.c., wash hand basin with vanity unit below and tiled splashback.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, radiator, power point, upvc double glazed window to rear aspect.

BEDROOM 1

11'6" x 8'9" (3.53m x 2.68m)

Walk in wardrobe, radiator, power points, upvc double glazed window to front aspect.

BEDROOM 2

10'6" x 8'5" (3.22m x 2.59m)

Radiator, power points, airing cupboard housing the immersion heater supplying the domestic hot water, upvc double glazed window to front aspect overlooking the surrounding countryside.

BEDROOM 3

7'8" x 7'1" (2.35m x 2.18m)

Radiator, power points, upvc double glazed window overlooking the private landscaped enclosed rear garden.

BATHROOM

Modern white suite comprising panelled bath, wash hand basin with vanity unit below, close coupled w.c., double shower unit with an electric Mira shower, radiator, two opaque glazed windows to side and rear aspects.

OUTSIDE

To the front there is a paved driveway providing off road parking for two vehicles which in turn leads to a:

GARAGE

16'9" x 8'8" (5.11m x 2.65m)

Up and over door to front elevation, personal access door to rear elevation power and lighting.

The gardens to the front are of low maintenance with an artificial lawn, shrubs, bushes and is enclosed by wrought iron fencing.

To the rear the gardens are landscaped and South Westerly facing and have a decorative lawned area, two seating decked areas, a timber store shed, decorative stone and are enclosed by a combination of timber panelled fencing and brick walling.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

Water Meter.

LOCAL AUTHORITY

Council Tax Band: D
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 down to Grange Road and turn right. Proceed underneath the bridge and then take the third turning left into Whaddon Way 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).

AWAITING VENDOR APPROVAL

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

