

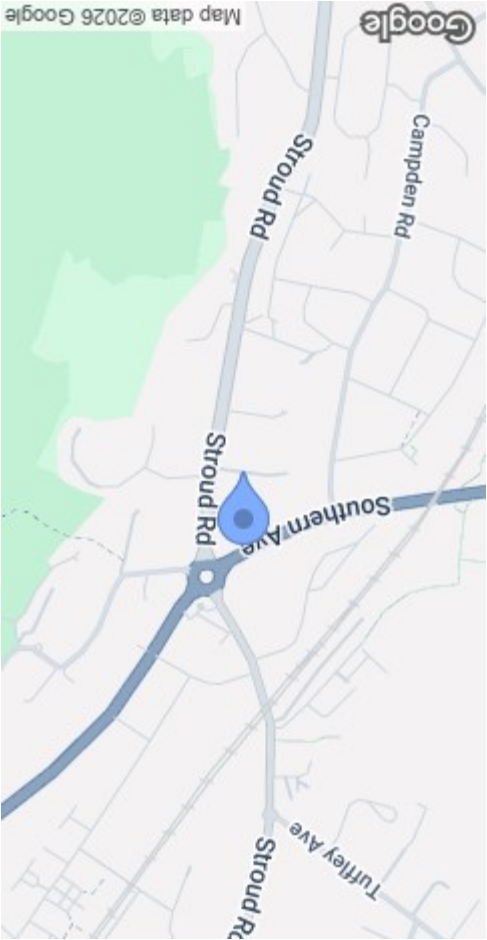
MISREPRESENTATION DISCLAIMER

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		England & Wales		EU Directive	
Current	Targeted	Very energy efficient (A+)	92	Very energy efficient (A+)	92
		Very energy efficient (A)	83	Very energy efficient (A)	83
Environmental Impact (CO ₂) Rating	Current	Good (B)	69 (67.1)	Good (B)	69 (67.1)
		Decent (C)	55 (53.6)	Decent (C)	55 (53.6)
		Needs improvement (D)	44 (42.4)	Needs improvement (D)	44 (42.4)
		Needs improvement (E)	35 (33.8)	Needs improvement (E)	35 (33.8)
		Needs improvement (F)	23 (22.5)	Needs improvement (F)	23 (22.5)
		Needs improvement (G)	11 (10.7)	Needs improvement (G)	11 (10.7)
		Needs improvement (G)	11 (10.7)	Needs improvement (G)	11 (10.7)
		EU Directive		England & Wales	
		2002/91/EC		2002/91/EC	

Whist ever 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 not 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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1 Bridge Field Court
Stroud Road, Gloucester GL4 0AX

£445,000

Chain free rarely available three double bedroom detached bungalow with an en-suite shower room, a 17ft fitted kitchen/diner with built in appliances and a double garage situated within a gated development of just five properties

Accommodation comprises hallway, lounge with French doors onto the patio, kitchen/diner with French doors onto the patio, bedroom one with built in wardrobes and an en-suite shower room, bedroom 2 with a built in wardrobe, bedroom three with a built in wardrobe and the bathroom with a white suite

Outside you have a gravelled driveway leading to the double garage and a pleasant enclosed rear garden with a large paved patio and lawn

Additional benefits include LABC 8 years guarantee, electric vehicle charging point and high speed Virgin internet

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 leads into:

ENTRANCE HALLWAY

17' x 6'6 max (5.18m x 1.98m max)

Access to loft space, double radiator, gate intercom, marble tiled floor, built in storage cupboard.

LOUNGE

16'9 x 16'7 (5.11m x 5.05m)

Two double radiators, downlighters, tv point, upvc double glazed French doors to rear elevation onto the patio, matching window to side elevation.

KITCHEN/DINER

18'7 x 12' max (5.66m x 3.66m max)

A range of base and wall mounted units, oak worktops and splashbacks, one and a half bowl sink unit with a mixer tap, built in electric double oven, five burner gas hob and extractor hood, built in dishwasher, built in washing machine, built in tumble dryer, built in fridge/freezer, breakfast bar, space for table and chairs, marble tiled floor, double radiator, downlighters, upvc double glazed French doors to rear elevation onto the patio, matching window to rear elevation.

BEDROOM 1

17'9 x 12'4 max (5.41m x 3.76m max)

A pair of double built in wardrobes, tv point, two double radiators, downlighters, upvc double glazed windows to side elevation, through to:

EN-SUITE SHOWER ROOM

8'9 x 8'2 max (2.67m x 2.49m max)

White suite comprising double shower enclosure with a Mira Realm shower, low level w.c., wash hand basin with a mixer tap, marble tiled splashback and cupboard below, bidet with a mixer tap and marble tiled splashback, heated towel rail, downlighters, extractor fan, upvc double glazed window to side elevation.

BEDROOM 2

11'7 x 9'7 (3.53m x 2.92m)

Built in wardrobe, downlighters, tv point, double radiator, upvc double glazed window to front elevation.

BEDROOM 3

11'7 x 9'6 max (3.53m x 2.90m max)

Built in wardrobe, double radiator, upvc double glazed window to side elevation.

BATHROOM

11'5 x 8'2 max (3.48m x 2.49m max)

White suite comprising panelled bath with a mixer tap, double shower enclosure with a Mira Realm shower, low level w.c., wash hand basin with a mixer tap, marble tiled splashback and cupboard below, marble tiled floor, heated towel rail, downlighters, extractor fan.

OUTSIDE

To the front of the property there is an electric vehicle charging point and a gravelled driveway leading to the:

DOUBLE DETACHED GARAGE

19'2 x 19'2 (5.84m x 5.84m)

Two up and over doors to front elevation.

To the side of the property there is gated access which leads round to the side of the property and around to the rear where there is a low maintenance enclosed garden with a large paved patio and lawn. All surrounded by brick walling and fencing.

SERVICES

Mains water, electricity, gas, drainage and Virgin optical fibre fast internet.

WATER RATES

Water meter.

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.

MAINTENANCE CHARGES

£80.00 Per Month for the maintenance of the drive, lights, electric gates and attenuation system installed as part of the planning conditions.

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 up Stroud Road for 200-300 yards turning right into the single track driveway proceed back 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).

