



Tuffley Court

Mitcheldean, GL17 0XS

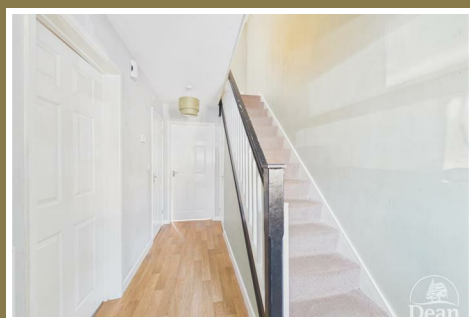
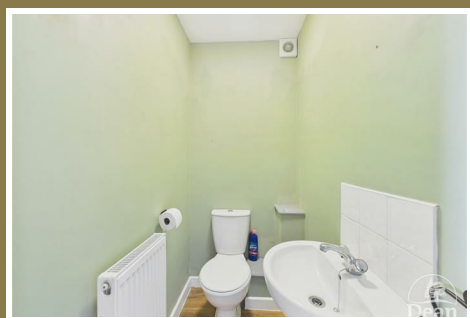
£235,000



*** NO ONWARD CHAIN *** *** VIRTUAL TOUR AVAILABLE ***

*** ACCOMMODATION OVER 3 FLOORS ***

Dean Estate Agents are pleased to offer "For Sale" this well presented semi-detached house situated close to the centre of Mitcheldean in a cul-de-sac of just 4 properties. There is a fitted kitchen, lounge/diner and ground floor cloakroom. To the first floor are 3 bedrooms and family bathroom and spacious 4th bedroom on the 2nd floor. Outside is allocated parking and enclosed garden to the rear.



Entrance Hallway :

6'5" x 14'4" (1.97 x 4.39)

Accessed via wooden front door, Stairs to first floor, double glazed window to front of property, radiator, wood effect vinyl flooring, understairs cupboard, doors to kitchen, living room, cloakroom,.

Kitchen :

9'7" x 10'7" (2.93 x 3.24)

Range of wall ,base and drawer units, tiled splash backs, space for cooker, space for fridge freezer, space and plumbing for washing machine, double glazed window to front, radiator, tile effect vinyl flooring.

Cloakroom :

5'0" x 3'5" (1.53 x 1.05)

Low level WC, sink, tiled splash backs, extractor fan. wood effect vinyl flooring.

Lounge/Diner :

16'6" x 12'2" (5.05 x 3.72)

Double glazed French doors to rear, double glazed window to rear, radiator, wood effect flooring, storage cupboard housing Valliant boiler.

First Floor Landing :

6'4" x 17'9" (1.94 x 5.42)

Double glazed window to front, radiator, stairs to second floor, doors to bedrooms, bathroom and airing cupboard, Velux style window.

Bedroom 2 :

8'6" x 12'2" (2.61 x 3.71)

Double glazed window to rear, radiator.

Bedroom 3 :

7'6" x 9'0" (2.30 x 2.75)

Double glazed window to rear, radiator.

Bedroom 4 :

9'10" x 7'8" (3.02 x 2.34)

Double glazed window to front aspect, radiator.

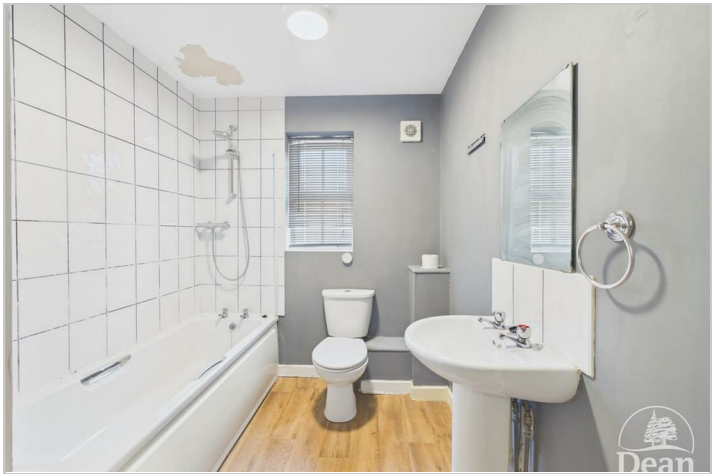
Bathroom :

9'8" x 6'11" (2.97 x 2.11)

Low level WC, paneled bath with shower over, sink, tiled splash backs, extractor fan, radiator, double gazed window to side, wood effect vinyl flooring.

Bedroom 1 :
13'1" x 16'0" (3.99 x 4.90)
Velux style window, radiator.

Outside :
Open plan frontage with allocated parking,
side pedestrian access to the enclosed rear
garden which comprises two patio areas, Astro
turf lawned area, raised bed, two sheds,
outside tap, outside light, side gate to front of
property.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



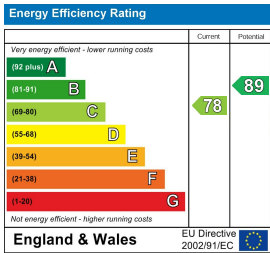
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

