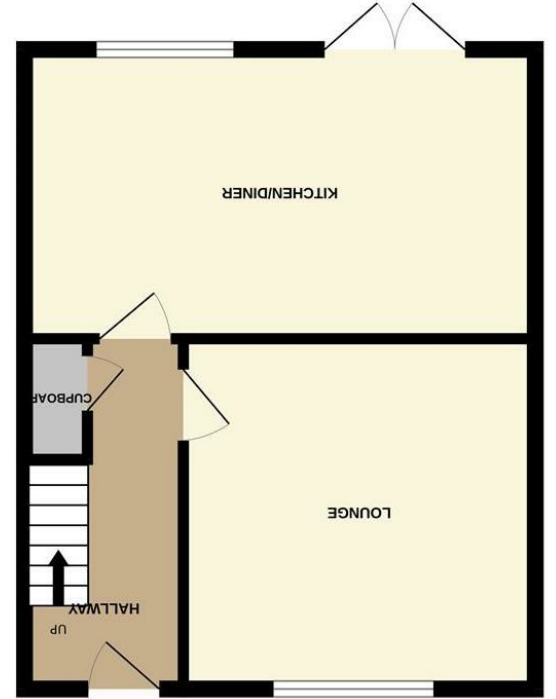




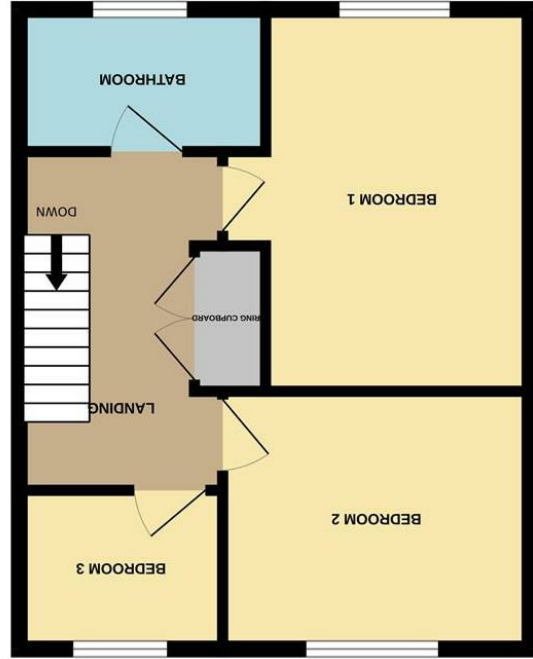
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

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 or omission or mis-statement. This plan is 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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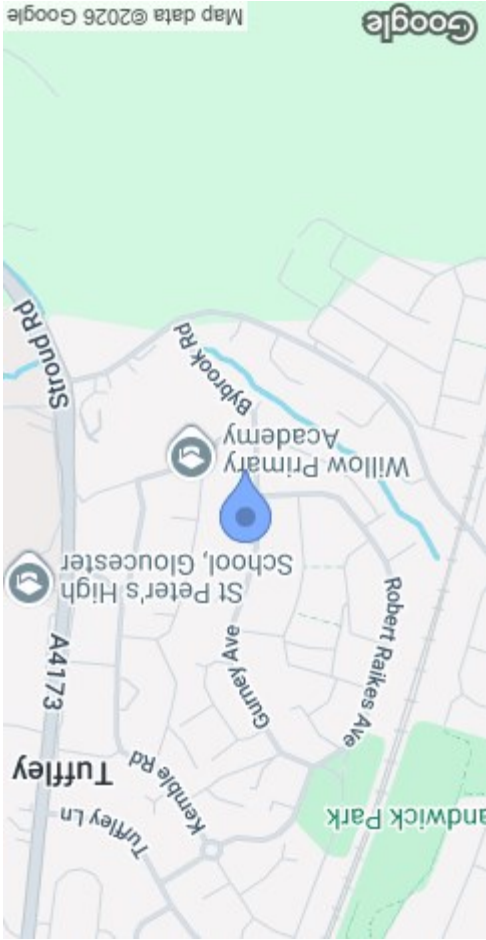
TOTAL FLOOR AREA: 803 sq.ft. (74.5 sq.m.) approx.



GROUND FLOOR  
 402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
 402 sq.ft. (37.3 sq.m.) approx.



Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																												
<table border="1"> <tr><td>Very good</td><td>A</td></tr> <tr><td>Good</td><td>B</td></tr> <tr><td>Fair</td><td>C</td></tr> <tr><td>Below average</td><td>D</td></tr> <tr><td>Poor</td><td>E</td></tr> <tr><td>Very poor</td><td>F</td></tr> <tr><td>Minimum</td><td>G</td></tr> </table>	Very good	A	Good	B	Fair	C	Below average	D	Poor	E	Very poor	F	Minimum	G	<table border="1"> <tr><td>Very good</td><td>A</td></tr> <tr><td>Good</td><td>B</td></tr> <tr><td>Fair</td><td>C</td></tr> <tr><td>Below average</td><td>D</td></tr> <tr><td>Poor</td><td>E</td></tr> <tr><td>Very poor</td><td>F</td></tr> <tr><td>Minimum</td><td>G</td></tr> </table>	Very good	A	Good	B	Fair	C	Below average	D	Poor	E	Very poor	F	Minimum	G
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## Offers Over £240,000

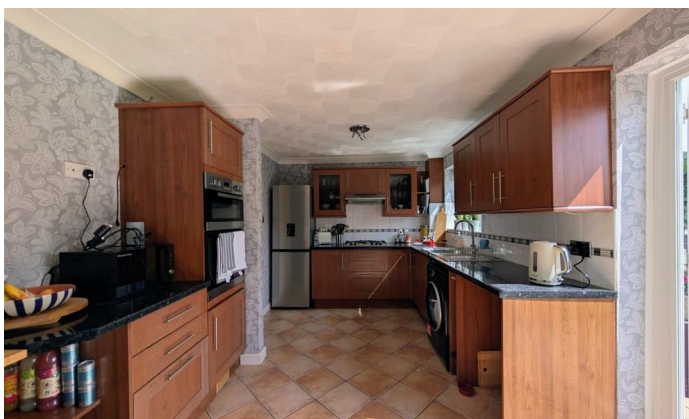
Well presented three bedroom terraced house with a generous fitted kitchen/diner, gas fired central heating, upvc double glazing, a 50ft enclosed rear garden and off road parking situated in a convenient position near amenities.

Accommodation comprises hallway, lounge, fitted kitchen/diner, bedroom one, bedroom two, bedroom three and the bathroom with a white suite.

Outside you have a driveway providing off road parking for two vehicles and a larger than average enclosed rear garden with a patio, astroturf, raised beds, a greenhouse and a wooden built 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 HALLWAY

13'4 x 6'1 max (4.06m x 1.85m max)

Double radiator, stairs leading off with storage cupboard under, cloaks hanging space.

### LOUNGE

12'3 x 11'2 (3.73m x 3.40m)

Ornamental fireplace surround housing a coal effect electric fire, laminate flooring, coved ceiling, double radiator, upvc double glazed window to front elevation.

### KITCHEN/DINER

17'6 x 9'8 (5.33m x 2.95m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, five burner gas hob, extractor hood, electric double oven, plumbing for automatic washing machine, coved ceiling, double radiator, upvc double glazed window and French doors to rear elevation onto the patio.

### LANDING

Access to loft space, coved ceiling, double airing cupboard housing the gas fired combination boiler and slatted shelving.

### BEDROOM 1

13'9 x 11'6 max (4.19m x 3.51m max)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden.

### BEDROOM 2

10'3 x 9'1 (3.12m x 2.77m)

Single radiator, coved ceiling, upvc double glazed window to front elevation overlooking the surrounding area.

### BEDROOM 3

6'9 x 5'7 (2.06m x 1.70m)

Single radiator, coved ceiling, upvc double glazed window to front elevation.

### BATHROOM

8'3 x 5'7 (2.51m x 1.70m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., wash hand basin with a mixer tap, worksurface and cupboards below, chrome heated towel rail, fully tiled walls, coved ceiling, upvc double glazed window to rear elevation.

### OUTSIDE

To the front there is a tarmac driveway providing off road parking for two vehicles and a garden which is laid to shale.

To the rear there is a very pleasant enclosed garden with a paved patio which leads onto astroturf then through a garden gate that leads to the lower part of the garden where there is further astroturf, seating area, raised beds, greenhouse, wooden built garden shed and a personal access gate at the rear giving pedestrian access.

### SERVICES

Mains water, electricity, gas and drainage.

### WATER RATES

To be advised.

### 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: B

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

### TENURE

Freehold.

### 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 Stroud Road turn where signposted into Grange Road and proceed along here taking the first turning right into Bybrook Road. Proceed along into Gurney Avenue where the property can be located on the right hand side.

### 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.