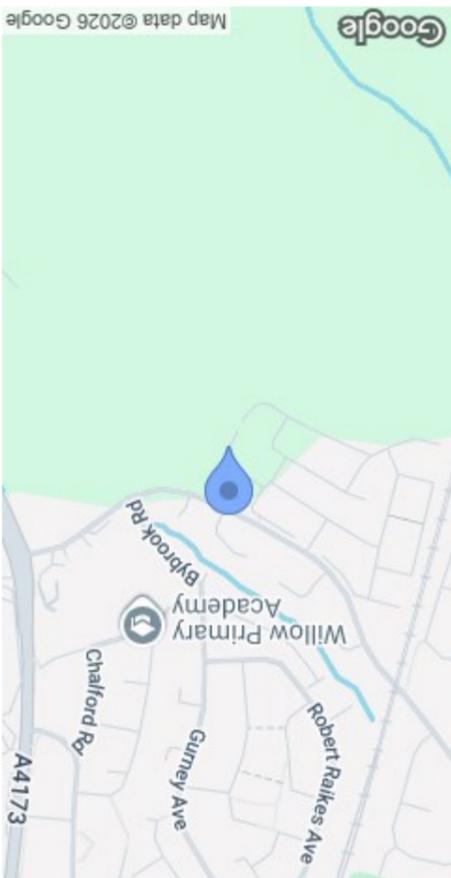


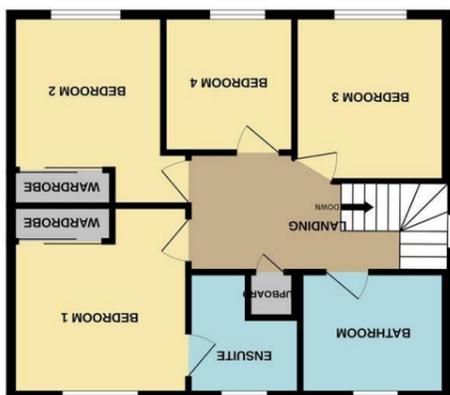


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

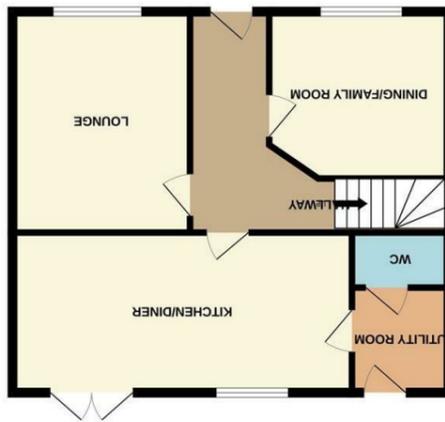
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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



GARAGE



56 Freemans Road  
 Tuffley, Gloucester GL4 0XJ

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

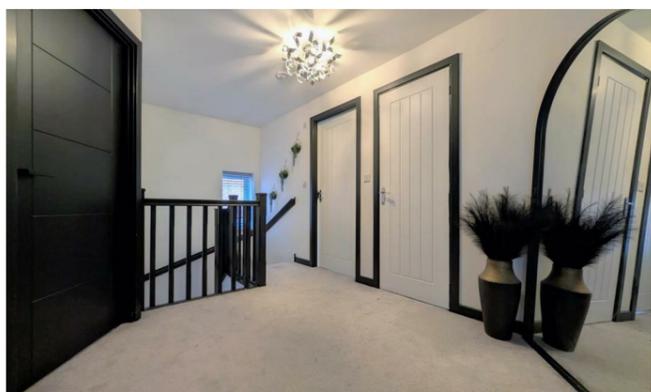
**£399,950**

Upgraded four bedroom detached family home that was built in 2022 with a 20ft fitted kitchen/diner that has French doors onto the patio, a re-fitted en-suite shower room and bathroom situated in a very pleasant edge of development position.

Accommodation comprises hallway, lounge that overlooks countryside, family/dining room, 20ft fitted kitchen/diner, utility room, cloakroom, bedroom one with fitted wardrobes and an en-suite shower room, bedroom two with fitted wardrobes, bedroom three, bedroom four and the bathroom with a modern white suite.

Outside of the property you have a tarmac driveway leading to the single garage and a low maintenance enclosed rear garden with astroturf and a paved patio.

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**

Tiled floor, single radiator, stairs leading off.

#### **LOUNGE**

13'3 x 10'8 (4.04m x 3.25m)

Tiled floor, tv point, double radiator, upvc double glazed window to front elevation overlooking the surrounding farmland and hillsides beyond.

#### **FAMILY ROOM**

10'9 x 9'9 (3.28m x 2.97m)

Tiled floor, single radiator, upvc double glazed window to front elevation with views.

#### **KITCHEN/DINER**

20'3 x 9'6 (6.17m x 2.90m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a chrome mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for dishwasher, space for fridge/freezer, downlighters, tiled floor, single radiator, space for table and chairs, upvc double glazed window and matching French doors to rear elevation onto the patio.

#### **UTILITY ROOM**

6' x 5'3 (1.83m x 1.60m)

Base units, laminated worktops, plumbing for automatic washing machine, tiled floor, single radiator, wall mounted gas fired combination boiler, upvc double glazed door to rear elevation.

#### **CLOAKROOM**

5'2 x 3'2 (1.57m x 0.97m)

Low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, tiled floor, single radiator, upvc double glazed window to side elevation.

From the entrance hallway stairs lead to the first floor.

#### **LANDING**

14'6 x 8'2 max (4.42m x 2.49m max)

Access to loft space, built in storage cupboard, upvc double glazed window to side elevation.

#### **BEDROOM 1**

11'9 x 10'9 max (3.58m x 3.28m max)

Fitted wardrobes, laminate flooring, single radiator, upvc double glazed window to rear elevation, through to:

#### **EN-SUITE SHOWER ROOM**

6'3 x 6' max (1.91m x 1.83m max)

Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and drawer below, fully tiled walls, tiled floor, extractor fan, downlighters, upvc double glazed window to rear elevation.

#### **BEDROOM 2**

11'2 x 10'9 max (3.40m x 3.28m max)

Fitted wardrobe, laminate flooring, single radiator, upvc double glazed window to front elevation overlooking the farmland.

#### **BEDROOM 3**

9'9 x 9'1 max (2.97m x 2.77m max)

Single radiator, upvc double glazed window to front elevation.

#### **BEDROOM 4**

8' x 7'8 (2.44m x 2.34m)

Laminate flooring, single radiator, upvc double glazed window to front elevation.

#### **BATHROOM**

8'2 x 6'3 (2.49m x 1.91m)

White suite comprising panelled bath with mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap and cupboard below, partially tiled walls, downlighters, chrome heated towel rail, tiled floor, extractor fan, upvc double glazed window to rear elevation.

#### **OUTSIDE**

To the front there is garden which is laid to lawn. To the side there is a driveway leading to a:

#### **SINGLE GARAGE**

Up and over door to front elevation.

To the rear there is a landscaped garden with a paved patio which leads onto astroturf then onto a further patio area surrounded by fencing.

#### **SERVICES**

Mains water, electricity, gas and drainage.

#### **WATER RATES**

To be confirmed.

#### **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: D  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

#### **TENURE**

Freehold.

#### **MAINTENANCE CHARGES**

£244.00 Per Annum.

#### **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 Grange Road turn where signposted into Laynes Walk then left into Freemans Road where the property can be located on the left 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).