



31 Atkyns Drive

Tuffley, Gloucester, GL4 0XY

Offers in excess of £235,000



Murdock & Wasley Estate Agents are delighted to present this three bedroom mid-terrace house, offered to the market with no onward chain. Situated in a popular and convenient location, the property is just moments from a wide range of local amenities, making it an excellent choice for first-time buyers.

This property offers spacious accommodation throughout, featuring an open plan kitchen/breakfast room/lounge, creating a welcoming and contemporary living space. There are three well-proportioned bedrooms and a modern family bathroom, providing plenty of comfortable living space.

Externally, the property boasts a newly landscaped, south-westerly facing garden, along with the added convenience of two off-road parking spaces.



Entrance Hall

Accessed via composite door, power points, radiator, mirrored vanity cupboard, laminate flooring, stairs to first floor landing. Door to:

Kitchen/Breakfast Room/Lounge

Range of base, drawer and wall mounted units, single sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, space for fridge/freezer. Two radiators, laminate flooring, front aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden.

Cloakroom

Low level wc, pedestal wash hand basin with mixer tap over, tiled splashback, radiator, laminate flooring.

First Floor Landing

Power points, radiator, stairs to second floor landing. Doors lead off:

Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, vanity wash hand basin with mixer tap over and storage below, low level wc. Partly tiled walls, radiator, laminate flooring.

Second Floor Landing

Power points, door to storage cupboard and door to:

Bedroom One

Power points, radiator, access to loft space, two velux rooflights.

Outside

To the front of the property, there is a gravel garden and a paved pathway leads to the front door which is sheltered by a canopy porch.

To the rear, the property enjoys a beautifully maintained, low-maintenance south-westerly facing garden. It features a patio area ideal for outdoor furniture and relaxation, complemented by an artificial lawn for year-round greenery. A stepping-stone pathway leads to a wooden gate, giving access to the off-road parking area with space for two vehicles. Further benefits include an outdoor tap, power supply, and a wooden shed.

Tenure & Charges

Freehold.
Estate Management Charge: £199.00 per annum.

Services

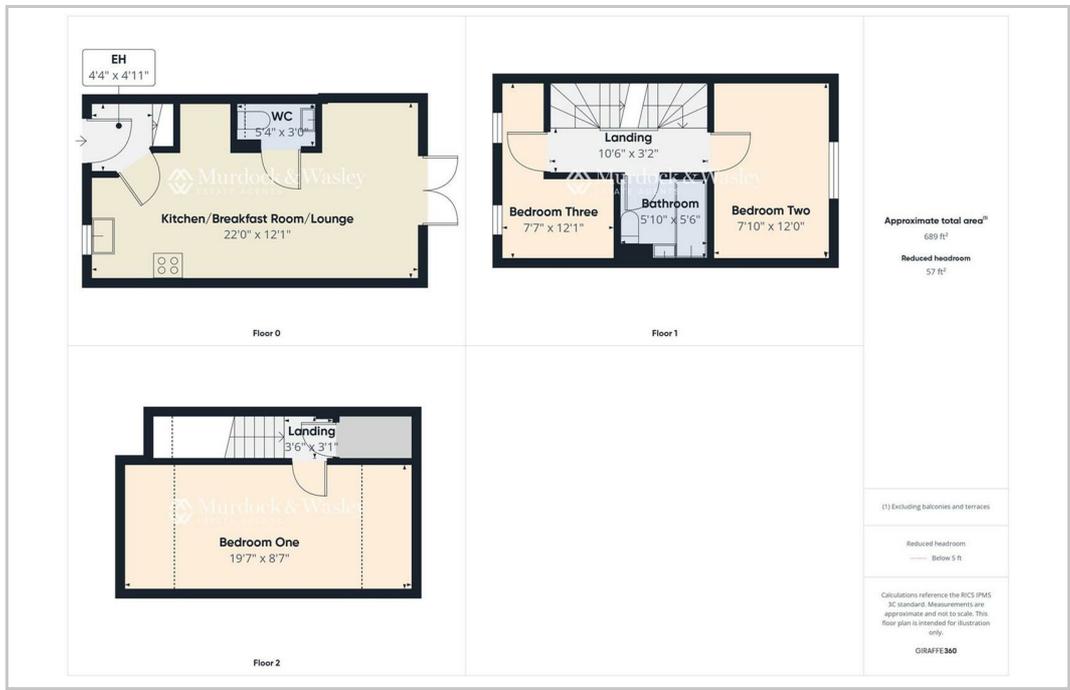
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council.
Council Tax Band: C

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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