



2 Emerald Close

Tuffley, Gloucester, GL4 0RH

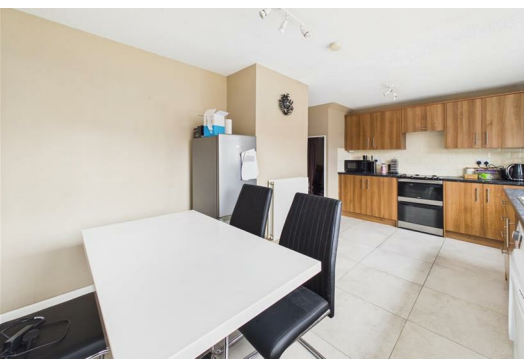
£215,000



Murdock & Wasley Estate Agents are delighted to present this well-proportioned three-bedroom terraced home to the open market, ideally situated in a popular residential location.

Offering spacious accommodation throughout, the property further benefits from an enclosed rear garden and is being sold with no onward chain, making it an excellent opportunity for first-time buyers, growing families, or investors alike.

Properties in this sought-after area are always in demand, so early viewing is highly recommended to avoid disappointment.



Entrance Hall

Accessed via upvc double glazed door. Door leads off:

Lounge

Access via wooden door, television point, data point, power points, wall mounted radiator, stairs to landing, front aspect upvc double glazed window. Door leads off:

Kitchen / Dining Area

Range of base, wall and drawer mounted units, roll edge worktop, one and a half bowl single drainer sink unit with a mixer tap over. Appliance points, power points, space for cooker with extractor hood above, space for washing machine, tumble dryer, dishwasher, fridge freezer and dining table. Inset ceiling spotlights, wooden door to storage cupboard, tiled flooring, rear aspect upvc double glazed window and rear aspect upvc double glazed door leading off:

Rear Porch

Upvc double glazed door leading to the garden.

Landing

Access to loft via hatch, door to airing cupboard. Doors lead off:

Bedroom One

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

Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, storage cupboard, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin, partly tiled walls, rear aspect upvc frosted double glazed window.

Outside

To the front a flagstone path separates a flat lawn and leads to the front door.

To the rear of the property there is a low maintenance fully enclosed garden that is mainly laid artificial grass with an outside tap.

A wooden gate provides access to a communal parking area situated to the rear.

Services

Mains water, gas, electricity and drainage.

Tenure

Freehold

Local Authority

Gloucester City Council

Tax Band: B

Awaiting Vendor Approval

These 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		82
(81-91) B		
(69-80) C	75	
(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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