



58 Homeground Road, Tuffley
£365,000

Farr & Farr Sales & Lettings

58 Homeground Road

Tuffley, Gloucester

Situated on a prime plot within this modern development, this three bedroom detached property has been very well cared for in its current ownership and remains in "show-home" condition.

The front door opens into an entrance hall and leads through to a bright kitchen / dining room with a good range of units and appliances. A utility room and cloakroom are off the kitchen which also has an external door.

A living room features French doors leading out to the private rear garden.

Stairs lead to the first floor landing with three good sized bedrooms and family bathroom. The master bedroom is particularly spacious and benefits from an en-suite with WC, basin and shower.

The rear garden is very well presented and there is a driveway with parking for two cars.

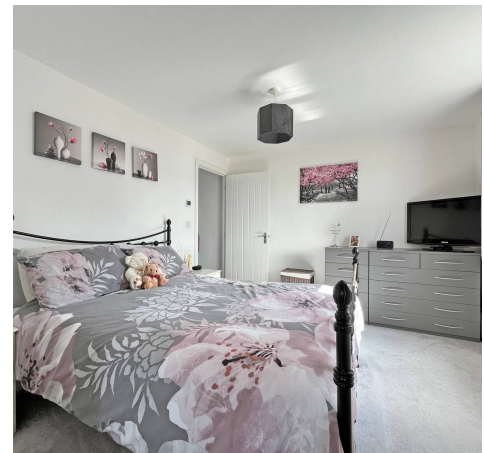
The property benefits from stunning far-reaching views across open countryside and to the hills beyond. A play area and green open spaces are a stone's throw away.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance Hall

Composite double glazed front door.
Carpet flooring. Radiator. Thermostat.

Kitchen

18' 6" x 9' 5" (5.63m x 2.87m)

Vinyl flooring. Double glazed windows to front and side. 2 x Radiators. A range of base and wall cabinets and drawers with worktop over and matching upstands. One and a half bowl stainless steel sink with drainer and mixer tap. Built-in dishwasher. Built-in electric oven and gas hob. Extractor hood and stainless steel splashback.

Utility Room

Vinyl flooring. Built-in washing machine. Space for tumble dryer. Cupboards with worktop space over. Wall mounted combination boiler. UPVC double glazed door to side. Radiator.

WC

Low-level WC. Basin. Tiled splash back. Radiator. Extractor fan.

Lounge

18' 6" x 10' 2" (5.63m x 3.11m)

Carpet flooring. 2 x radiator. Double glazed window to front. French doors onto patio and rear garden.



First Floor Landing

Loft access. Double glazed window to rear.
Radiator. Airing cupboard.

Bedroom One

18' 6" x 10' 5" (5.63m x 3.17m)

Carpet flooring. Dual aspect double glazed windows. 2 x Radiator. Wall thermostat.

Ensuite

Vinyl flooring. Obscured double glazed window to front. Low-level WC. Basin. Part tiled walls. Shower unit with sliding door. Mira shower.

Bedroom Two

10' 8" x 9' 2" (3.24m x 2.80m)

Double glazed dual aspect windows with views of recreation ground and hills.
Carpet flooring. Radiator.

Bedroom Three

9' 2" x 7' 7" (2.80m x 2.30m)

Carpet flooring. Radiator. Double glazed window to side.

Agency notes

Service charges approx. £200



Garden

Private rear garden laid to patio and lawn.
Access to driveway and rear of property.

Front Garden

Attractive shrubs and greenery leading to the front door. Large area of gravel that could potentially provide additional parking.

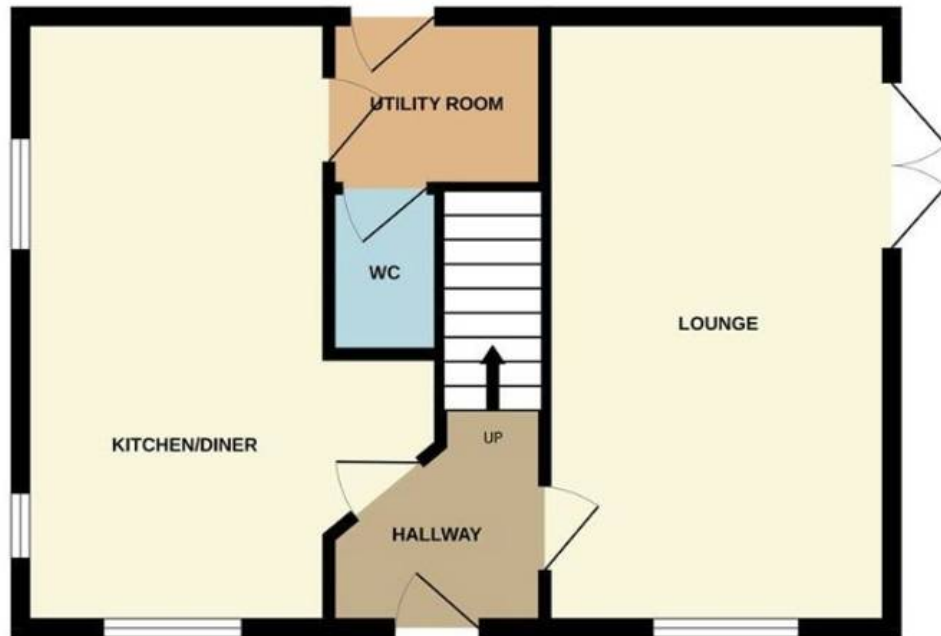
Driveway

2 Parking Spaces

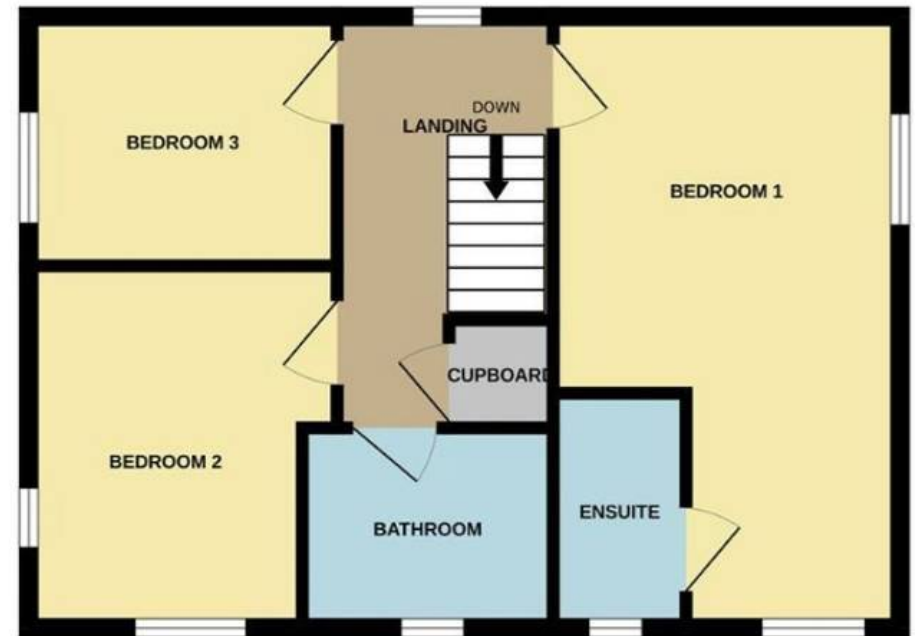
Driveway with parking for 2 vehicles.



GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.

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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

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