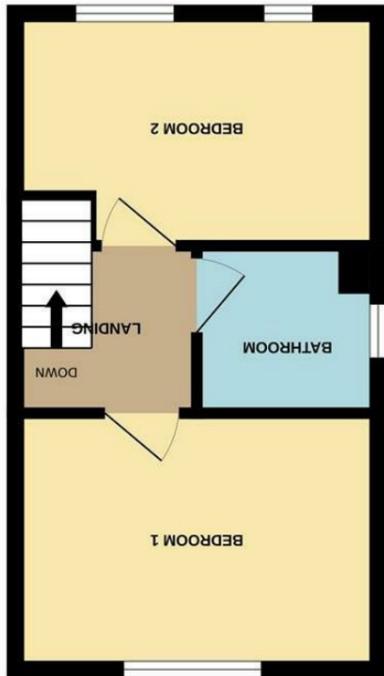
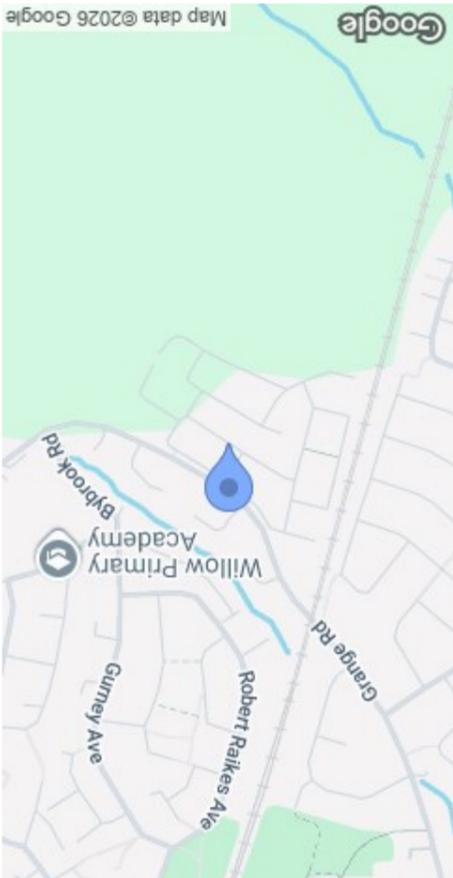


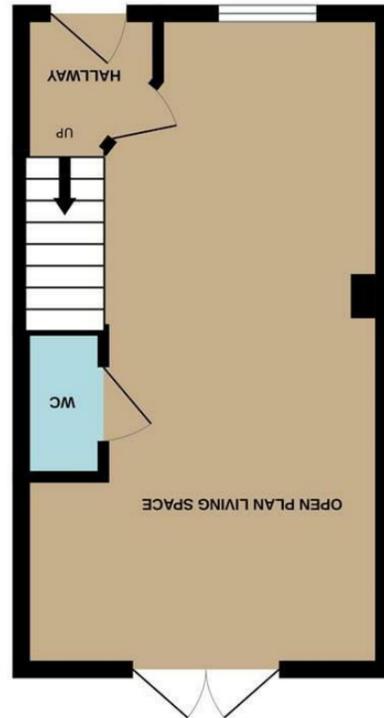


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 36-47 C 48-55 D 56-63 E 64-70 F 71-77 G 78-100



1ST FLOOR  
 269 sq.ft. (25.0 sq.m.) approx.



GROUND FLOOR  
 269 sq.ft. (25.0 sq.m.) approx.

TOTAL FLOOR AREA: 538 sq.ft. (50.0 sq.m.) approx.  
 What 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. Prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Measurements are approximate and should be used as a guide only.



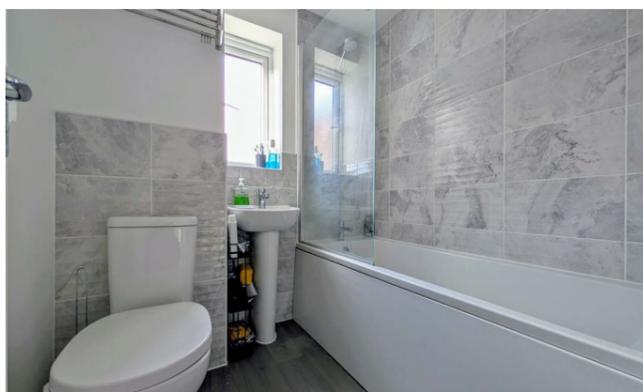
**£220,000**

Two double bedroom semi detached house built in 2022 with a 22ft open plan living space, off road parking, a pleasant enclosed rear garden with a newly paved patio and an NHBC Build Guarantee.

Accommodation comprises hallway, 22ft open plan living space with French doors onto the new patio, cloakroom, two double bedrooms and the bathroom with a white suite.

Outside of the property you have a driveway providing off road parking and a pleasant enclosed rear garden with a newly paved patio, lawn 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.



Double glazed front door leads into:

**ENTRANCE HALLWAY**

Single radiator, stairs leading off, cloaks hanging space.

**OPEN PLAN LIVING SPACE**

22'2 x 12'3 max (6.76m x 3.73m max)

Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for automatic washing machine, space for fridge/freezer, breakfast bar, downlights, single radiator, tv point, upvc double glazed window to front elevation, upvc double glazed French doors onto the patio, access into the:

**CLOAKROOM**

5'3 x 2'8 (1.60m x 0.81m)

Low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, single radiator, extractor fan.

From the entrance hallway stairs lead to the first floor.

**LANDING**

Access to loft space.

**BEDROOM 1**

12'3 x 7'8 (3.73m x 2.34m)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden, surrounding area and hillsides beyond.

**BEDROOM 2**

12'3 x 7'7 max (3.73m x 2.31m max)

Single radiator, two upvc double glazed windows to front elevation.

**BATHROOM**

6'1 x 5'6 max (1.85m x 1.68m max)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, single radiator, extractor fan, upvc double glazed window to side elevation.

**OUTSIDE**

To the front there is a driveway providing off road parking.

To the side there is a pathway which leads round to the rear garden which is laid to lawn and gravel with a raised paved patio and a wooden built garden shed all enclosed by panelled fencing.

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: B  
Gloucester City Council, Herbert Warehouse, The Docks,  
Gloucester GL1 2EQ.

**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.

**TENURE**

Freehold.

**MAINTENANCE CHARGES**

£210.00 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 Laines 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).

