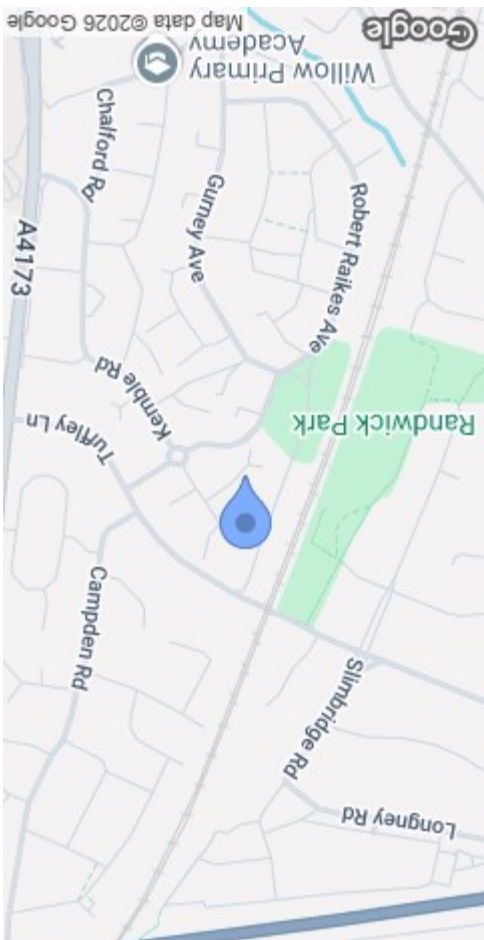




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 kWh/m <sup>2</sup> (low energy) - low energy 2025 B: 81-91 kWh/m <sup>2</sup> C: 69-80 kWh/m <sup>2</sup> D: 55-68 kWh/m <sup>2</sup> E: 46-54 kWh/m <sup>2</sup> F: 39-45 kWh/m <sup>2</sup> G: 31-38 kWh/m <sup>2</sup> (high energy) - high energy 2025	 A: 10-35 g/kWh (low energy) - low energy 2025 B: 36-47 g/kWh C: 48-65 g/kWh D: 66-83 g/kWh E: 84-101 g/kWh F: 102-129 g/kWh G: 130-152 g/kWh (high energy) - high energy 2025



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix (c)2025



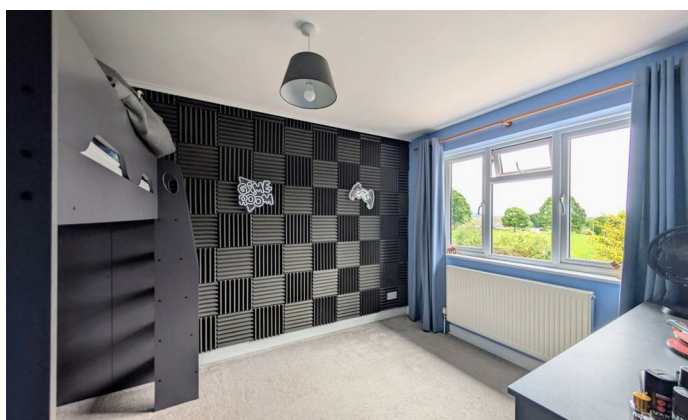
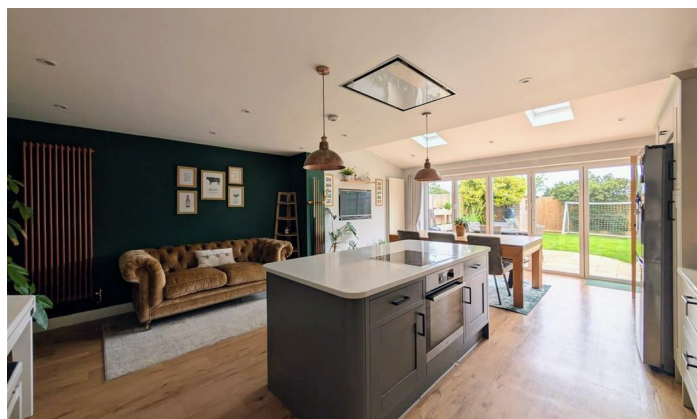
**£299,950**

Stunning largely extended three bedroom semi detached house with a beautifully fitted 22ft kitchen/diner/family room, a utility room and cloakroom, a single garage and a lovely landscaped rear garden situated conveniently near local amenities.

Accommodation comprises hallway with a walk in cupboard, lounge, kitchen/diner/family room, utility room, cloakroom, bedroom one with fitted wardrobes, bedroom two, bedroom three and the bathroom with a white suite.

Outside of the property you have a tarmac driveway leading to the single garage and a lovely enclosed rear garden with a large patio, lawn, flower borders and a garden 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 side entrance door leads into:

**ENTRANCE HALLWAY**

10'5 x 6'1 max (3.18m x 1.85m max)

Single radiator, tiled floor, stairs leading off with recess under, walk in storage cupboard with cloaks hanging space and shelving, single radiator, downlighters, upvc double glazed Georgian style window to front elevation.

**LOUNGE**

13'8 x 10'9 (4.17m x 3.28m)

Feature tiled wall, vertical radiator, tv pint, upvc double glazed Georgian style window to front elevation overlooking the surrounding area and Robinswood Hill.

**EXTENDED KITCHEN/DINER/FAMILY ROOM**

22'4 x 17'5 max (6.81m x 5.31m max)

Base and wall mounted units, quartz worktops, single bowl sink unit with a mixer tap, built in dishwasher, recess suitable for a housing an American style fridge/freezer, Island unit with a quartz worksurface, electric oven, induction hob and extractor hood, breakfast bar, karndeian flooring, space for large table and chairs and sofa, two vertical radiators, Velux roof light, downlighters, bifold doors to rear elevation onto the patio, through to:

**UTILITY ROOM**

9'6 x 8'6 max (2.90m x 2.59m max)

Base and wall mounted units, solid oak worktops, single bowl sink unit with a mixer tap, plumbing for automatic washing machine, karndeian flooring, vertical radiator, Velux roof light, downlighters, upvc double glazed door to rear elevation, access into:

**CLOAKROOM**

Low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, electric radiator, karndeian flooring, extractor fan, downlighters.

From the entrance hallway stairs lead to the first floor.

**LANDING**

Access to loft space, built in storage cupboard housing the gas fired combination boiler, upvc double glazed Georgian style window to side elevation.

**BEDROOM 1**

13'8 x 10'9 max (4.17m x 3.28m max)

Built in wardrobe, feature tiled wall, downlighters, single radiator, upvc double glazed Georgian style window to front elevation overlooking the surrounding area.

**BEDROOM 2**

12' x 10'8 max (3.66m x 3.25m max)

Single radiator, tv point, upvc double glazed window to rear elevation overlooking the rear garden and playing fields.

**BEDROOM 3**

8'9 x 8'2 (2.67m x 2.49m)

Single radiator, tv point, upvc double glazed Georgian style window to front elevation overlooking the surrounding area.

**BATHROOM**

8'1 x 5'6 max (2.46m x 1.68m max)

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

**OUTSIDE**

To the front of the property there is a tarmac driveway leading to a:

**SINGLE ATTACHED GARAGE**

16' x 8'7 (4.88m x 2.62m)

Electric roller shutter door to front elevation, power, lighting, personal access door into the utility room.

There is a front garden which laid to lawn with a flower border.

To the rear there is a very pleasant enclosed garden with a large paved patio and the rest of the garden is mainly laid to lawn with plants, bushes and wooden built garden shed.

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

To be advised.

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

**TENURE**

Freehold.

**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 our office in Windsor Drive proceed down to Grange Road and turn left and continue along to the roundabout. Turn right into Tuffley Lane and go under the bridge then take the first right hand turn into Robert Raikes Avenue and at the mini roundabout turn right into Millen Avenue then first left into Awdry Way where the property can be found at the end on the right 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).

