Murdock & Wasley
ESTATE AGENTS



43 Sandford Way

Tuffley, Gloucester, GL4 0TR

Offers in excess of £270,000

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Murdock and Wasley Estate Agents welcome to the market this well presented three bedroom semi detached home located in a prominent position in the popular residential area of Tuffley.
The property comprises Kitchen Diner, Lounge, Three Bedrooms and Family bathroom, boasting an enclosed south facing rear garden and ample off road parking.

Further benefits include Upvc double glazing and gas central heating.







Entrance Porch
Accessed via wooden door, door leading to garden. Door leads off:

Entrance Hall
Accessed via upvc double glazed door, wall mounted radiator, stairs to landing. Doors lead off:

Kitchen / Dining Area
Range of base, wall and drawer mounted units, laminate worktops, appliance points, power points, single bowl single drainer sink unit with mixer tap over. Cooker with gas four ring hob and extractor hood over, space for washing machine, dishwasher and fridge freezer, built in storage cupboard, space for dining table, wall mounted radiators, front aspect upvc double glazed windows.

Lounge
Television points, data points, wall mounted radiator, gas fire with surround, rear aspect upvc double glazed windows.

Landing
Access to loft via hatch, doors lead off:

Bedroom One
Power points, wall mounted radiator, front aspect upvc double glazed windows.

Bedroom Two
Power points, wall mounted radiator, rear aspect upvc double glazed windows.

Bedroom Three
Power points, wall mounted radiator, rear aspect upvc double glazed windows.

Bathroom
Suite comprising low level wc, wall mounted wash hand basin with taps over and storage below, panelled bath with taps and shower over, wall mounted heated towel rail, partly tiled walls, side aspect upvc double glazed windows.

Outside
To the front of the property a driveway laid to tarmacadam provides off road parking for two vehicles

To the rear of the property a patio leads down to a garden laid to lawn with a further outbuilding and garden shed. The garden is enclosed by wooden fencing.

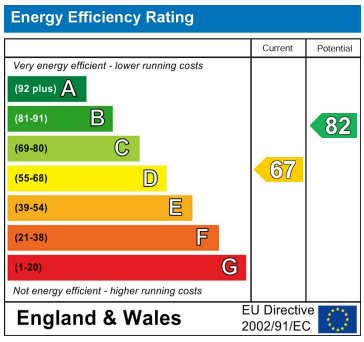
Services
Mains water, gas, electricity & drainage.

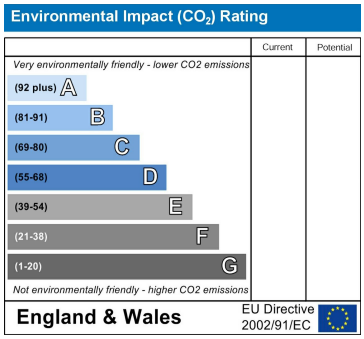
Tenure
Freehold.

Local Authority
Gloucester City Council
Tax Band: B

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.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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