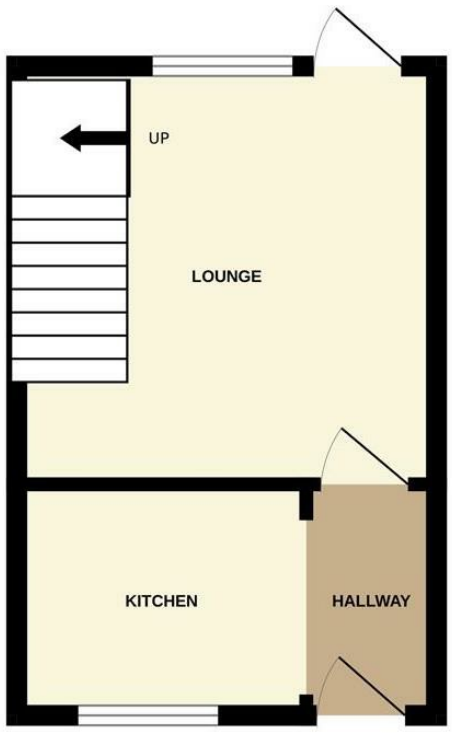
25 Greenhill Court
Tuffley, Gloucester GL4 0DP

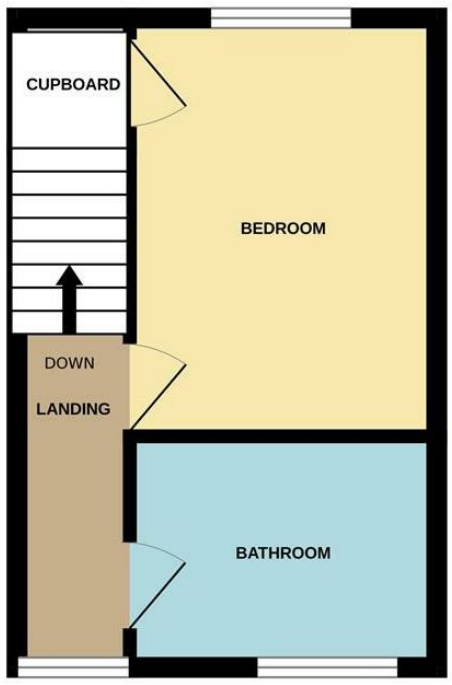
STEVE GOOCH
ESTATE AGENTS | EST 1985

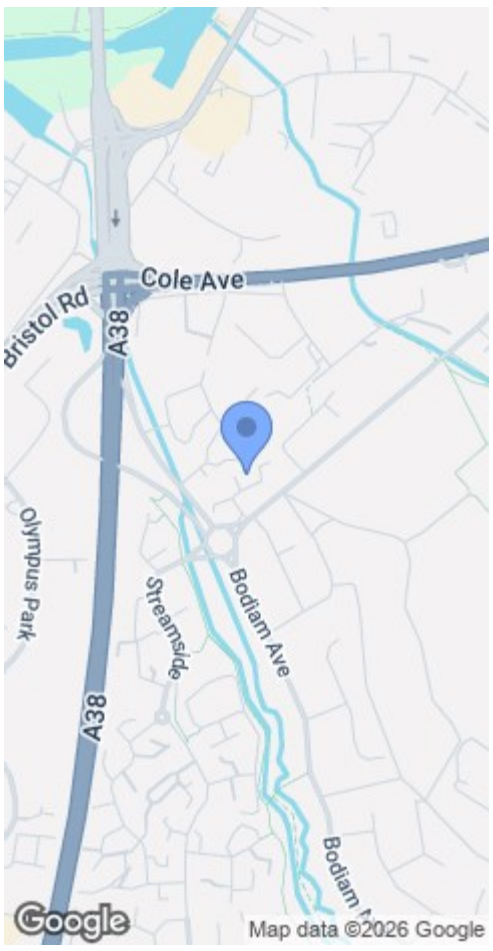


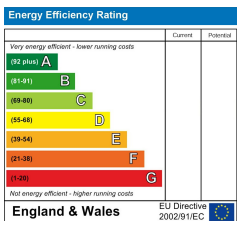
GROUND FLOOR

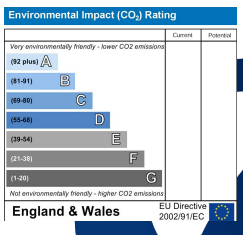


1ST FLOOR









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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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.

£169,950

AN EXCELLENT OPPORTUNITY TO PURCHASE A ONE BEDROOM TERRACE HOUSE having a PRIVATE ENCLOSED REAR GARDEN, OFF ROAD PARKING and is all offered with NO ONWARD CHAIN.

The accommodation comprises entrance hall, fitted kitchen, lounge whilst to the first floor one bedroom and bathroom.

Additional benefits include UPVC DOUBLE GLAZING, GAS BOILER providing hot water and gas wall heater and FOUR VISITOR PARKING SPACES.

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.

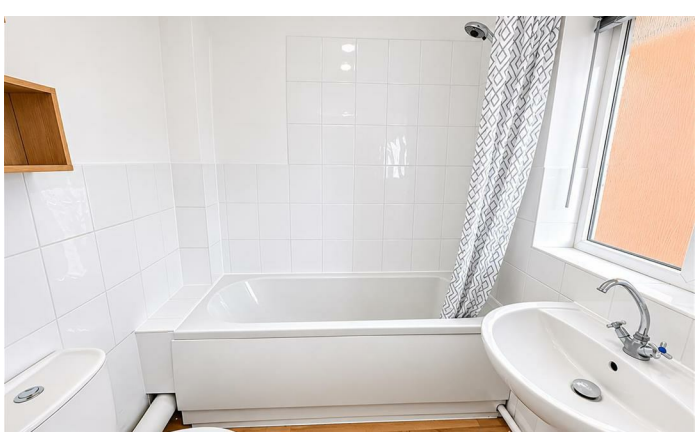














Upvc double glazed front door with a glazed panel leads into:

ENTRANCE HALL
Laminate wood flooring, door through to the lounge, archway through to:

KITCHEN
8'2" x 6'6" (2.49m x 1.99m)
Light wooden effect kitchen comprising a range of base, drawer and wall mounted units, tiled splashbacks, roll edge worksurface, stainless steel circular sink and drainer unit with a mixer tap, space and plumbing for automatic washing machine, space for larder style fridge/freezer, electric induction oven with extractor hood above, tiled splashback, Ferroli wall mounted boiler supplying domestic hot water.

LOUNGE
11'11" x 11'10" (3.64m x 3.62m)
Wall mounted gas heater, laminate wood flooring, stairs leading off, upvc double glazed door giving access onto the private rear garden, upvc double glazed window overlooking the rear garden.

From the lounge stairs lead to the first floor.

LANDING
Archway through to a second landing, storage cupboards with hanging rails and shelving, upvc double glazed window to front aspect.

BEDROOM 1
12'5" x 8'7" (3.80m x 2.64m)
Built in wardrobe with hanging rail and shelving. power points, upvc double glazed window overlooking the private rear garden.

BATHROOM
White suite comprising pedestal wash hand basin, modern panelled bath, close coupled w.c., tiled splashbacks, wall mounted mirror, upvc double glazed opaque window to front aspect.

OUTSIDE
To the front there is an off road parking space for one vehicle, a pathway leading to the front door having a canopy porch and a gravelled hardstanding.

To the rear there is patio area, an area that is in need of landscaping/turfing and timber store shed. There are also four visitor parking spaces.

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: A
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 proceed into Chatsworth Avenue and follow the road around then take the last turning right into Bodiam Avenue. At the roundabout take the third exit off into Tuffley Lane and take the first left into Greenhill Court 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).