

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.

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STEVE GOOCH
ESTATE AGENTS | EST 1985

£245,000

Well presented three bedroom end terraced house with a 17ft re-fitted kitchen/dining room, gas fired central heating, upvc double glazing, a white bathroom suite with a shower bath and a wider than average plot situated within a good family area.

Accommodation comprises hallway with a cupboard, lounge, 17ft kitchen/dining room, three bedrooms and family bathroom.

Outside of the property you have a front garden that is laid to lawn, a useful covered storage area and a pleasant enclosed rear garden with a paved patio, raised wooden deck and lawn.

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

Upvc double glazed window to front elevation, laminate flooring, stairs leading off, built in storage cupboard.

LOUNGE

13'7 x 13'1 max (4.14m x 3.99m max)

Laminate flooring, double radiator, upvc double glazed window to front elevation, through to:

KITCHEN/DINER

17' x 11'4 max (5.18m x 3.45m max)

Grey modern kitchen comprising base, drawer and wall mounted units, laminated worktops and splashbacks, single drainer one and a half stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, built in storage cupboard, downlighters, space for table and chairs, upvc double glazed window and door to rear elevation onto the rear garden.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space via a pull down ladder, built in storage cupboard.

BEDROOM 1

13'2 x 9'9 (4.01m x 2.97m)

Double radiator, upvc double glazed window to front elevation.

BEDROOM 2

11'9 x 11' max (3.58m x 3.35m max)

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

BEDROOM 3

10'2 x 6'5 max (3.10m x 1.96m max)

Built in storage cupboard, single radiator, upvc double glazed window to front elevation.

BATHROOM

6'8 x 5'4 max (2.03m x 1.63m max)

White suite comprising shower bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin, heated towel rail, partially tiled walls, downlighters, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is a garden which is laid to lawn with a flower border, plants, bushes and a pathway leading to the front door.

To the side there are double gates leading to a covered storage area which leads around to the enclosed rear garden which has a paved patio, raised wooden deck, lawned area and flower borders all surrounded by fencing.

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 proceed down Windsor Drive into Holmleigh Road and at the end turn left into Tuffley Lane. Proceed along here taking the third turning left into Russet Close where the rear of the property can be located.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

