

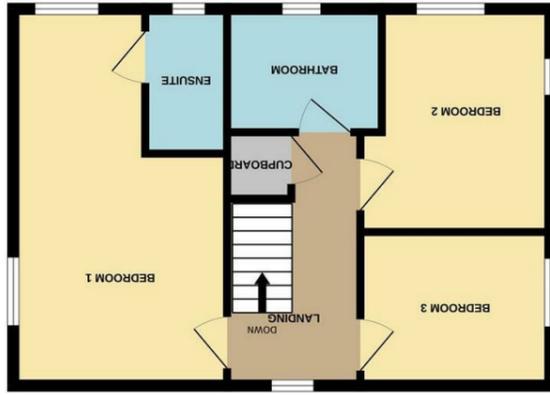


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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where 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.

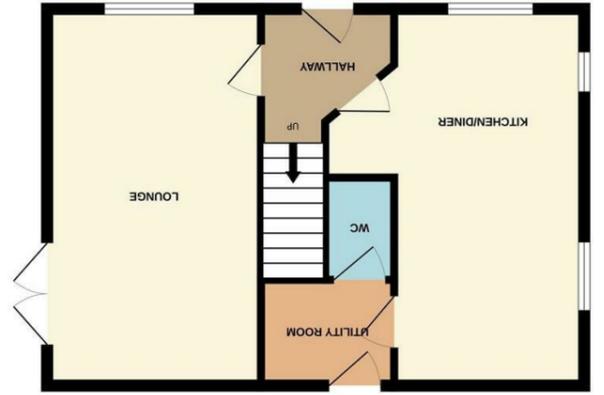
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (102-111) Yellow-Green C (111-120) Yellow D (120-129) Orange E (129-138) Red-Orange F (138-147) Red G (147-156) Dark Red



While 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 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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1ST FLOOR
 476 sq.ft. (44.3 sq.m.) approx.



GROUND FLOOR
 476 sq.ft. (44.3 sq.m.) approx.



2 Haddon Hill Way
 Tuffley, Gloucester GL4 0XQ



STEVE GOOCH
 ESTATE AGENTS | EST 1985

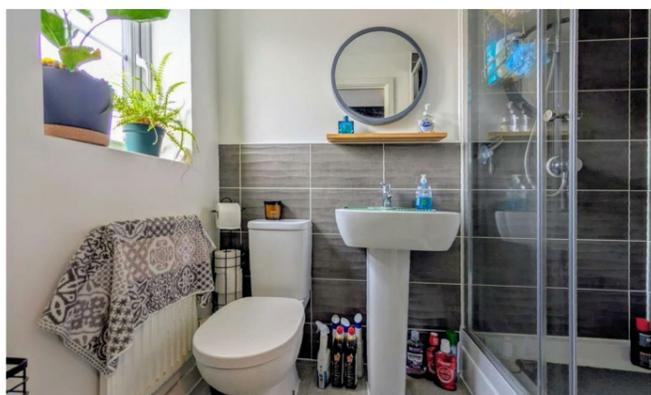
£330,000

Chain free three bedroom detached house with an en-suite master bedroom that has high quality fitted wardrobes and a family kitchen/diner with built in appliances situated in a pleasant edge of development position.

Accommodation comprises hallway, lounge with French doors onto the garden, fitted family kitchen/diner, utility room, cloakroom, bedroom one with its en-suite shower room, bedroom two with fitted wardrobes, bedroom three and the family bathroom with a white suite.

Outside of the property you have an enclosed garden with a lawn, patio, garden shed and a tarmac driveway.

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.



Partially glazed front door leads into:

ENTRANCE HALLWAY

Single radiator, stairs leading off.

LOUNGE

18'8 x 10'3 (5.69m x 3.12m)

Two single radiators, tv point, upvc double glazed window to front elevation overlooking the surrounding area, upvc double glazed French doors to side elevation onto the patio.

FAMILY KITCHEN/DINER

18'6 x 9'1 (5.64m x 2.77m)

Base and wall mounted units, laminated worktops and splashbacks, single drainer stainless steel sink unit with a mixer tap, built in four burner gas hob, electric oven, extractor hood, dishwasher and fridge/freezer, space for table and chairs, two single radiators, upvc double glazed windows to front and side elevations overlooking the surrounding countryside, through to:

UTILITY ROOM

6'3 x 5'2 (1.91m x 1.57m)

Plumbing for an automatic washing machine, laminated worksurface, wall mounted gas fired combination boiler, single radiator, double glazed door to rear elevation onto the driveway, through to:

CLOAKROOM

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

Single radiator, built in storage cupboard, upvc double glazed window to rear elevation with views over the surrounding countryside.

BEDROOM 1

18'5 x 10'6 max (5.61m x 3.20m max)

High quality built in wardrobes, two single radiators, upvc double glazed windows to front and side elevations, through to:

EN-SUITE SHOWER ROOM

7'3 x 3'9 (2.21m x 1.14m)

Double shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, single radiator, extractor fan, upvc double glazed window to front elevation.

BEDROOM 2

10'8 x 8'5 max (3.25m x 2.57m max)

High quality fitted wardrobes, single radiator, upvc double glazed windows to front and side elevations.

BEDROOM 3

9'3 x 7'4 (2.82m x 2.24m)

Single radiator, upvc double glazed window to side elevation overlooking the surrounding area and Robinswood Hill.

FAMILY BATHROOM

7'2 x 6'2 (2.18m x 1.88m)

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

OUTSIDE

There is an enclosed garden with a small paved patio, lawn, wooden built garden shed and gated access onto the driveway which provides off road parking for one/two vehicles.

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

TENURE

Freehold.

MAINTENANCE CHARGES

£108.00 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

Coming from Windsor Drive proceed down to Grange Road turning right and go underneath the railway bridge then take the first turning right into Laines Walk then right into Freemans Road then right and continue along into Haddon Hill Way where 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).

