59 Tuffley Crescent
Gloucester GL1 5ND

STEVE GOOCH
ESTATE AGENTS | EST 1985

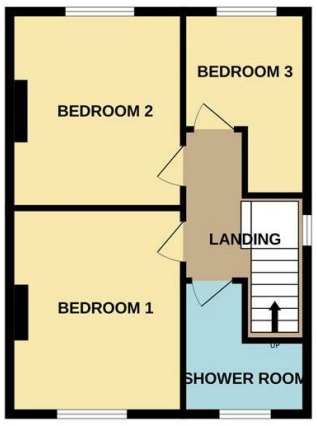


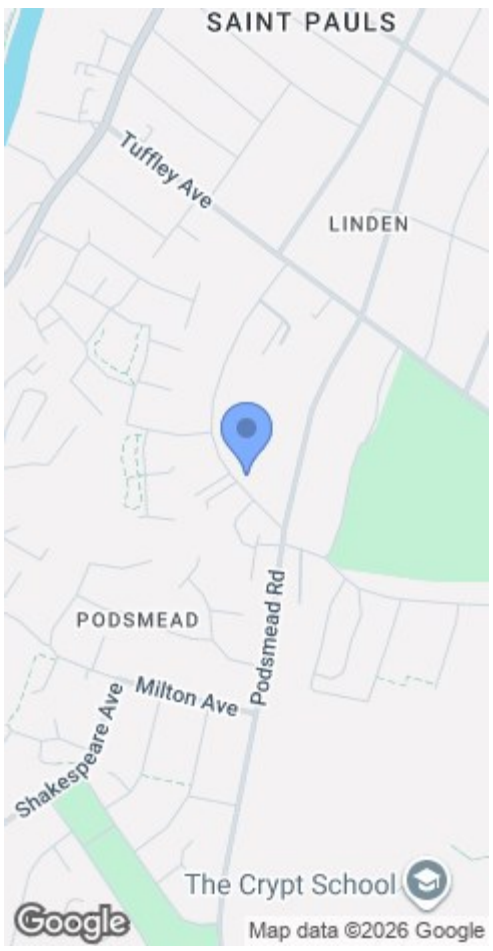
GROUND FLOOR



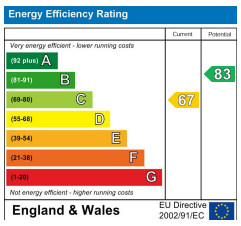


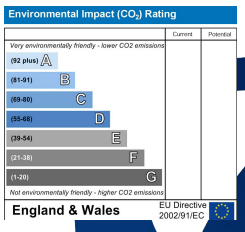
1ST FLOOR





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.
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£330,000

Excellent 1930's three bedroom semi detached family home that offers a generous plot, gas fired central heating, double glazing, a downstairs toilet and a 22ft bar/games room all situated within this popular part of town.

Accommodation comprises hallway with ornate tiles, cloakroom, lounge with an open fire, dining room with French doors onto the patio, fitted kitchen with built in appliances, bedroom one, bedroom two, bedroom three and the modern shower room.

Outside of the property you have a driveway at the front and a lovely enclosed rear garden with a paved patio, shed, greenhouse, lawn with flower borders and a 22ft bar/games room.

A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral.
Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.
Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.















Partially glazed front door with leaded lights leads into:

ENTRANCE HALLWAY
Ornate tiled floor, single radiator, built in storage cupboard, stairs leading off, window to front elevation.

CLOAKROOM
A combination of low level w.c. and wash hand basin with a mixer tap, single radiator, tiled floor, downlighter, upvc double glazed window to side elevation.

LOUNGE
14'8 x 10'9 max (4.47m x 3.28m max)
Open fireplace with a wooden surround and slate hearth, solid oak flooring, double radiator, tv point, upvc double glazed window to front elevation, opening into:

DINING ROOM
11'7 x 10'3 max (3.53m x 3.12m max)
Solid oak flooring, single radiator, upvc double glazed French doors to rear elevation onto the patio.

KITCHEN
11'8 x 8'3 (3.56m x 2.51m)
Base and wall mounted units, laminated worktops, tiled splashback, single drainer one and a half bowl sink unit with a mixer tap, built in electric oven, four burner gas and extractor hood, built in dishwasher, built in fridge/freezer, plumbing for automatic washing machine, cupboard housing the gas fired combination boiler, tiled floor, upvc double glazed window to rear elevation overlooking the rear garden.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space via a pull down ladder, upvc double glazed window to side elevation.

BEDROOM 1
12'9 x 10'8 max (3.89m x 3.25m max)
Single radiator, picture rail, upvc double glazed window to front elevation.

BEDROOM 2
11'7 x 10'3 max (3.53m x 3.12m max)
Single radiator, upvc double glazed window to rear elevation overlooking the garden and surrounding area.

BEDROOM 3
11'6 x 8'2 max (3.51m x 2.49m max)
Single radiator, upvc double glazed window to rear elevation.

SHOWER ROOM
7'9 x 7'8 max (2.36m x 2.34m max)
Double walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, heated towel rail, partially tiled walls, tiled floor, downlighters, upvc double glazed window to front elevation.

OUTSIDE
At the front there is a driveway providing off road parking and raised flower borders.

At the side there is gated access onto a storage area and a further gate that leads to the rear garden with a large paved patio, wooden built garden shed, greenhouse and an expanse of lawn with flower borders, plants, bushes and trees which leads to a raised wooden deck and a:

BAR/GAMES ROOM
22' x 18'8 max (6.71m x 5.69m max)
Windows to front and side elevations, French doors to front elevation, power and lighting.

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:
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 Tuffley proceed over the traffic lights at Cole Avenue into Podsmead Road and proceed along here turning left where signposted into Tuffley Crescent 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).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.