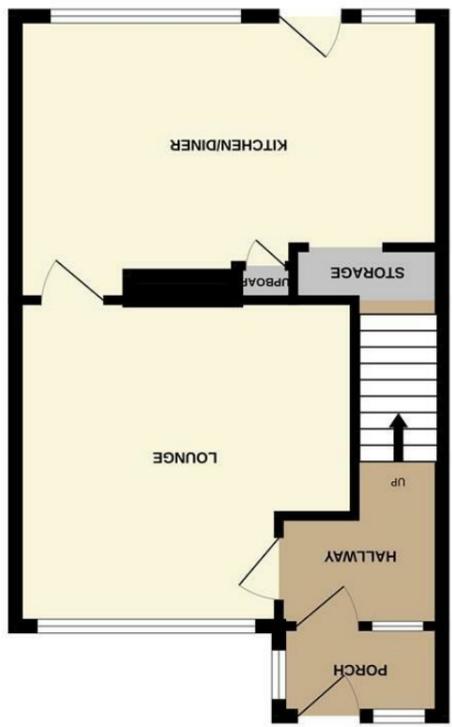
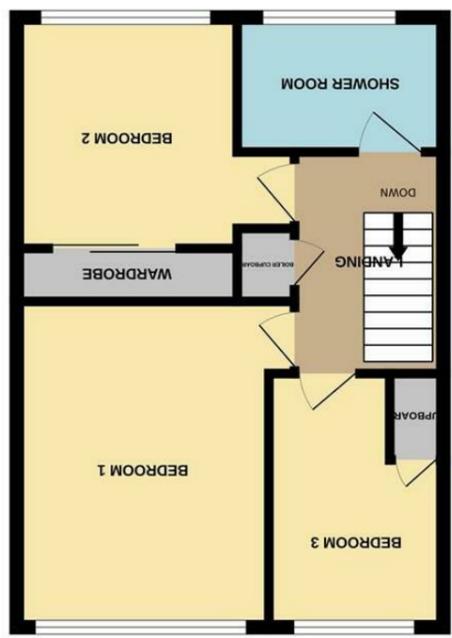
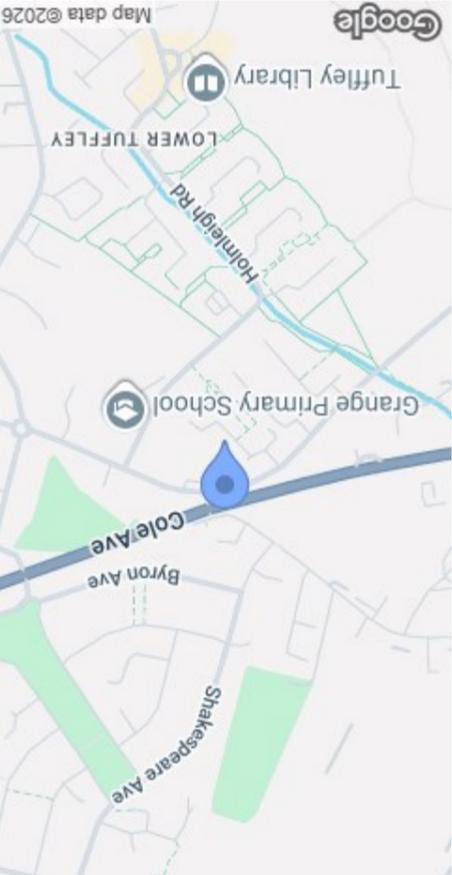




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow C (69-80) Orange D (55-68) Red E (39-54) Dark Red F (21-38) Very Dark Red G (1-20) Black	 A (10-35) Green B (36-45) Yellow C (46-55) Orange D (56-65) Red E (66-75) Dark Red F (76-85) Very Dark Red G (86-95) Black

What every attempt has been made to ensure the accuracy of the layout and measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, fixtures and appliances shown have not been tested and no guarantee is given. Made with Metropix ©2025



22 Amber Close
 Tuffley, Gloucester GL4 0RL

£215,000

Chain free three bedroom terraced property with gas fired central heating, upvc double glazing and a 16ft fitted kitchen/diner that would benefit from modernisation to allow it to reach its full potential.

Accommodation comprises porch, hallway, lounge with an open fireplace, 16ft fitted kitchen/diner, bedroom one, bedroom two with fitted wardrobes, bedroom three and the shower room.

Outside of the property you have a small front garden that is laid to lawn and an enclosed rear garden with a patio and flower borders.

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 leads into:

ENTRANCE PORCH

Upvc double glazed windows to front and side elevations, a further partially glazed door leads into:

ENTRANCE HALLWAY

Single radiator, stairs leading off.

LOUNGE

13'7 x 13'2 max (4.14m x 4.01m max)

Open fireplace with a Cotswold stone style surround and a paved hearth, double radiator, upvc double glazed window to front elevation overlooking the surrounding area.

KITCHEN/DINER

16'9 x 11'6 max (5.11m x 3.51m max)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer one and a half bowl sink unit with a chrome mixer tap, gas cooker with a four burner gas hob and ovens below, single radiator, built in storage cupboard, storage recess, tiled floor, two upvc double glazed windows to rear elevation overlooking the garden, matching door to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, cupboard housing the Vailiant gas fired combination boiler with slatted shelving.

BEDROOM 1

13'3 x 11' max (4.04m x 3.35m max)

Single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 2

11'6 x 10' max (3.51m x 3.05m max)

Built in wardrobes, single radiator, upvc double glazed window to rear elevation.

BEDROOM 3

10'3 x 6'7 max (3.12m x 2.01m max)

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

SHOWER ROOM

White suite comprising corner shower cubicle and unit, low level w.c., pedestal wash hand basin, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is a garden which is laid to lawn with a paved pathway leading to the front door.

To the rear there is an enclosed garden with a paved patio, flower borders, plants, bushes and a wooden built storage shed all enclosed by panelled fencing with a wrought iron personal gate at the rear leading to communal off road parking.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

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.

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 follow this road to the end then turn left into Tuffley Lane. Proceed along here and take the first left hand turning into Amber Close following the road around where the property can be found 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).