

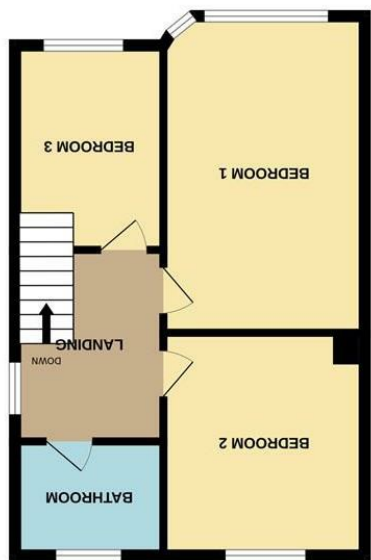
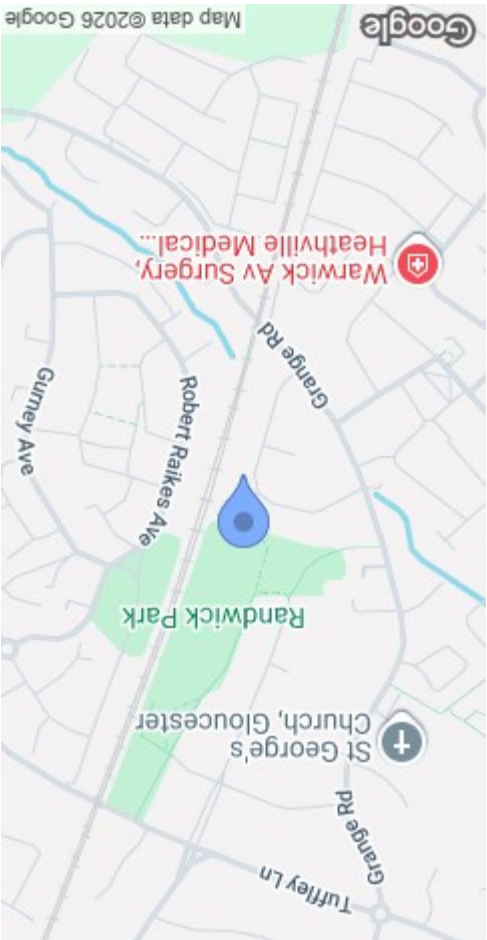
MISREPRESENTATION DISCLAIMER

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.

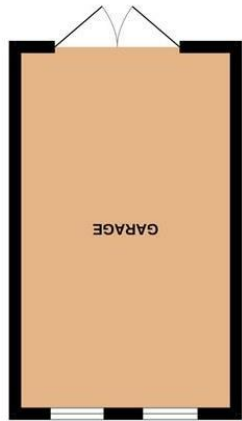
Energy Efficiency Rating		England & Wales		England & Wales	
Very Energy Efficient (A)	Very Energy Efficient (A)	Very Energy Efficient (A)	Very Energy Efficient (A)	Very Energy Efficient (A)	Very Energy Efficient (A)
Good (B)	Good (B)	Good (B)	Good (B)	Good (B)	Good (B)
Decent (C)	Decent (C)	Decent (C)	Decent (C)	Decent (C)	Decent (C)
Needs Improvement (D)	Needs Improvement (D)	Needs Improvement (D)	Needs Improvement (D)	Needs Improvement (D)	Needs Improvement (D)
Poor (E)	Poor (E)	Poor (E)	Poor (E)	Poor (E)	Poor (E)
Very Poor (F)	Very Poor (F)	Very Poor (F)	Very Poor (F)	Very Poor (F)	Very Poor (F)
Very Poor (G)	Very Poor (G)	Very Poor (G)	Very Poor (G)	Very Poor (G)	Very Poor (G)
Energy Efficiency Rating	England & Wales	2020/21/EC	2020/21/EC	England & Wales	2020/21/EC

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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1ST FLOOR



GROUND FLOOR



53 Holmwood Drive
Tuffley, Gloucester GL4 0PN

Offers Over £280,000

Chain free extended three bedroom semi detached house with a single garage, upvc double glazing, gas fired central heating and potential for some modernisation situated in a popular family area.

Accommodation comprises hallway, cloakroom, lounge, extended dining room with doors onto the patio, fitted kitchen, bedroom one, bedroom two, bedroom three and the bathroom.

Outside you have a generous driveway, a single garage and a very pleasant enclosed garden with a patio, lawn, a greenhouse and a storage shed.

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 leaded lights leads into:

ENTRANCE HALLWAY

Single radiator, stairs leading off, telephone point.

CLOAKROOM

Low level macerator w.c., wash hand basin, partially tiled walls, tiled floor, extractor fan.

LOUNGE

16' x 11'5 max (4.88m x 3.48m max)

Coved ceiling, tv point, upvc double glazed window to front elevation overlooking the surrounding area, opening into:

EXTENDED DINING ROOM

19' x 9'5 max (5.79m x 2.87m max)

Wall light, single radiator, coved ceiling, upvc double glazed window to side elevation, matching doors to rear elevation onto the patio.

KITCHEN

12' x 7'4 max (3.66m x 2.24m max)

Oak fronted base and wall mounted units, worktops and splashbacks, sink unit with a mixer tap, built in four burner gas hob and extractor hood, built in electric oven, microwave and washing machine, tiled floor, understairs storage cupboard, space for fridge/freezer, downlighters, upvc double glazed window to rear elevation.

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

16'5 x 10' max (5.00m x 3.05m max)

Built in wardrobes, airing cupboard with a single radiator and slatted shelving, radiator, upvc double glazed window to front elevation.

BEDROOM 2

10'8 x 9'9 max (3.25m x 2.97m max)

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

BEDROOM 3

9'8 x 7'2 max (2.95m x 2.18m max)

Single radiator, upvc double glazed window to front elevation.

BATHROOM

7'1 x 5'4 (2.16m x 1.63m)

Suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is a concreted driveway and a gravelled garden with a flower border. To the side wooden built gates gives access to further off road parking beneath a carport which leads to a:

DETACHED GARAGE

Double doors to front elevation, windows to rear elevation.

To the rear there is a very pleasant enclosed garden which comprises a paved patio, steps then lead upto the rest of the garden which is laid to lawn with a greenhouse, garden shed, flower borders and fencing surround.

AGENTS NOTE

This property has spray foam insulation in the loft space.

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.

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 Windsor Drive proceed down and turn right onto Grange Road then first left into Holmwood Drive 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).