

94 Tuffley Lane
Tuffley, Gloucester GL4 0DU

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £390,000

CHAIN FREE EXTENDED and RENOVATED THREE BEDROOM DETACHED BUNGALOW that sits within a LOVELY LARGE PLOT of approaching a SIXTH OF AN ACRE and is situated close to many useful local amenities.

Accommodation comprises entrance hallway, 19ft fitted kitchen/diner with built in appliances, conservatory, lounge that overlooks the garden, utility room/w.c, bedroom one, bedroom two, bedroom three and the bathroom with a separate shower enclosure.

Outside of the property you have a block paved driveway providing off road parking and a lovely enclosed rear garden that is mainly laid to lawn with flower borders, a wooden built shed and a greenhouse.

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 Georgian style side entrance doors leads into:

ENTRANCE HALLWAY
Two single radiators, LVT flooring, downlighters, storage, cloaks hanging space, access to loft space via a pull down ladder.

KITCHEN/DINER
19'7 x 10'5 (5.97m x 3.18m)
Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl sink unit with a chrome mixer tap, built in induction hob with extractor hood over, electric oven and dishwasher, Island unit with a breakfast bar, LVT flooring, space for table and chairs, two single radiators, downlighters, lantern, tv point, upvc double glazed window to side elevation, upvc double glazed French doors into:

CONSERVATORY
12'3 x 6'2 (3.73m x 1.88m)
Single glazed and upvc construction, door to side elevation, power point.

Double doors from the kitchen/diner lead into:

LOUNGE
13'5 x 10'5 (4.09m x 3.18m)
Double radiator, downlighters, tv point, upvc double glazed window to rear elevation overlooking the garden.

BEDROOM 1
11'9 x 10'7 max (3.58m x 3.23m max)
Single radiator, tv point, upvc double glazed window to side elevation.













BEDROOM 2

11'7 x 10'6 max (3.53m x 3.20m max)

Single radiator, tv point, upvc double glazed window to front elevation.

BEDROOM 3

11'8 x 10'6 max (3.56m x 3.20m max)

Telephone point, single radiator, tv point, upvc double glazed window to front elevation.

BATHROOM

8'4 x 7'2 (2.54m x 2.18m)

White suite comprising panelled bath with a mixer tap and shower attachment, corner shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and drawers below, partially tiled walls, tiled floor, chrome heated towel rail, extractor fan, downlighters, upvc double glazed window to side elevation.

UTILITY ROOM/W.C.

7'1 x 5'8 (2.16m x 1.73m)

Built in storage cupboards, laminated worksurface, low level w.c., wash hand basin with a mixer tap and cupboards below, plumbing for automatic washing machine, wall mounted gas fired combination boiler, tiled floor, single radiator, downlighters, upvc double glazed window to side elevation.

OUTSIDE

At the front of the property there is a block paved driveway providing off road parking.

Paved pathways lead around the side of the property via a gated access to the beautiful enclosed rear enclosed that is mainly laid to lawn with flower borders, plants, bushes, trees, pond, wooden built storage shed and a greenhouse all surrounded by panelled 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 St Barnabas roundabout proceed along Stroud Road towards Brookthorpe/Whaddon for a short distance then turn right into Tuffley Lane opposite the Fox and Elms public house where the property can be found after a short distance on the right hand side just before the railway bridge.

PROPERTY SURVEYS

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

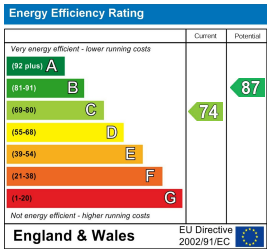


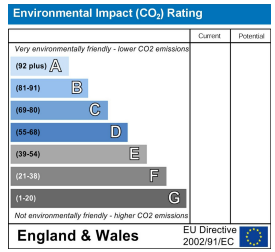






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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