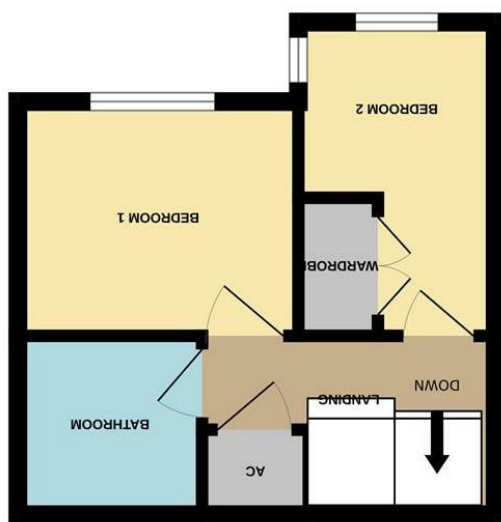
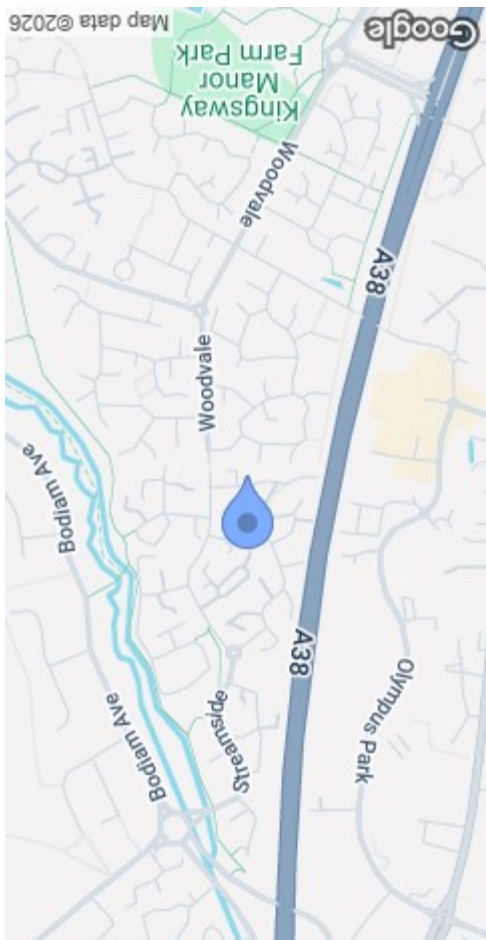




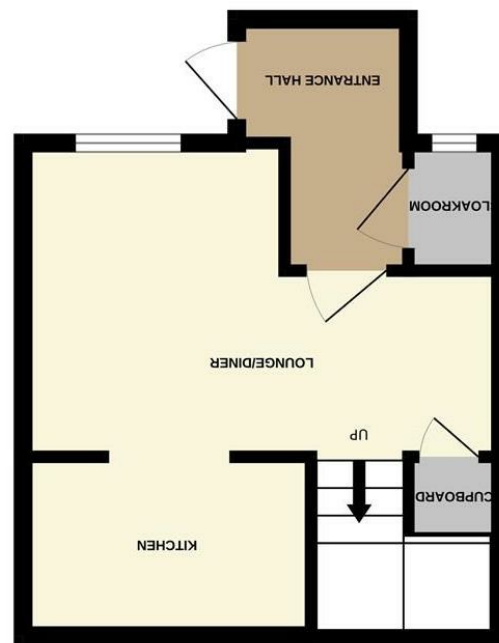
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

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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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47</td></tr> <tr><td>B</td><td>48-55</td></tr> <tr><td>C</td><td>56-63</td></tr> <tr><td>D</td><td>64-68</td></tr> <tr><td>E</td><td>69-72</td></tr> <tr><td>F</td><td>73-77</td></tr> <tr><td>G</td><td>78-100</td></tr> </table>	A	39-47	B	48-55	C	56-63	D	64-68	E	69-72	F	73-77	G	78-100	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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1ST FLOOR



GROUND FLOOR



116 Watermint Drive
 Tuffley, Gloucester GL4 0SY

STEVE GOOCH
 ESTATE AGENTS | EST 1985

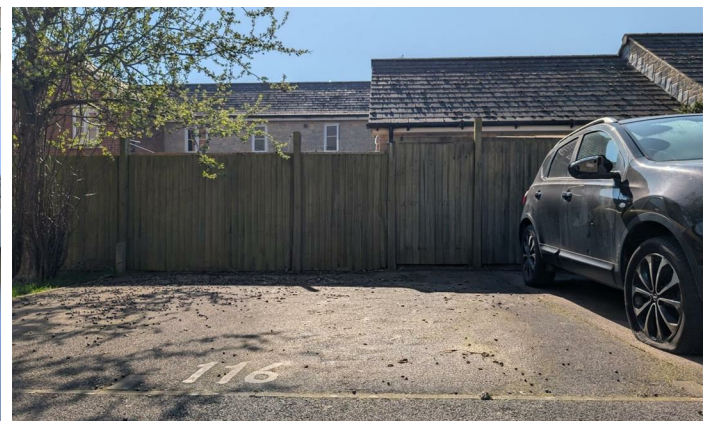
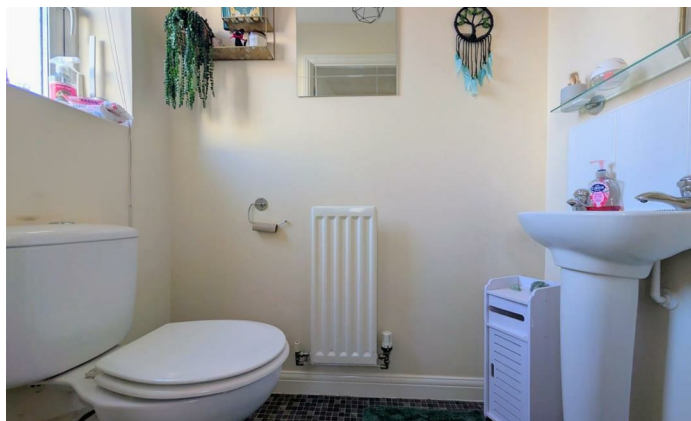
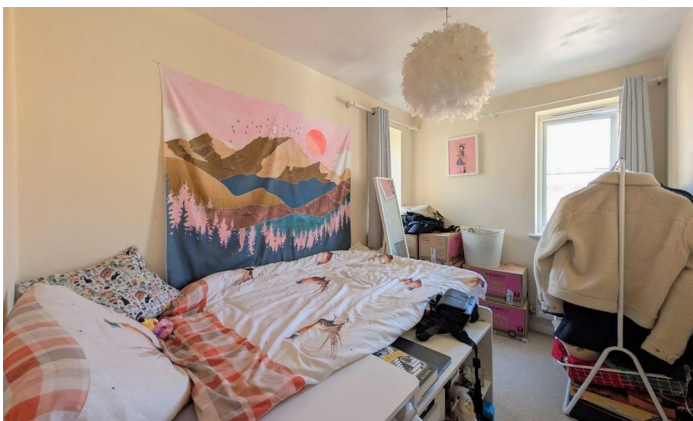
£183,000

Rarely available two bedroom terraced house with a recently fitted Worcester combi boiler, double glazing, a fitted kitchen with a range of integrated appliances and allocated off road parking situated in a popular location.

Accommodation comprises hallway, cloakroom, lounge/diner, fitted kitchen, bedroom one with fitted wardrobes, bedroom two and the bathroom with a white suite.

Outside of the property you have allocated off road parking for one vehicle.

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 side entrance door leads into:

ENTRANCE HALLWAY

Coved ceiling, single radiator, coats hanging space.

CLOAKROOM

5'5 x 3'1 (1.65m x 0.94m)

Low level w.c., pedestal wash hand basin with a tiled splashback, single radiator, upvc double glazed window to front elevation.

LOUNGE

15'7 x 12'9 max (4.75m x 3.89m max)

Double and single radiators, tv point, coved ceiling, stairs leading off with storage cupboard under, upvc double glazed window to front elevation.

KITCHEN

8'9 x 5'7 (2.67m x 1.70m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric double oven, four burner gas hob, extractor hood, washing machine, dishwasher and fridge/freezer, tiled floor, downlighters.

From the lounge stairs lead to the first floor.

LANDING

Access to loft space, storage cupboard housing the gas fired combination boiler.

BEDROOM 1

10'4" x 9'8" max (3.15m x 2.97m max)

Double built in wardrobe, single radiator, upvc double glazed window to front elevation.

BEDROOM 2

13'8 x 6'7 max (4.17m x 2.01m max)

Single radiator, upvc double glazed windows to front and side elevations.

BATHROOM

6'2 x 5'5 (1.88m x 1.65m)

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, heated towel rail, extractor fan, downlighters, shaver point.

OUTSIDE

To the side of the property there is allocated off road parking for one vehicle.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be confirmed.

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 our office proceed down and turn left onto Grange Road and at the roundabout take the first exit off onto Tuffley Lane. Follow this road along and at the next roundabout proceed straight across into Streamside then at the next roundabout turn right onto Watermint 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).

AWAITING VENDOR APPROVAL

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

