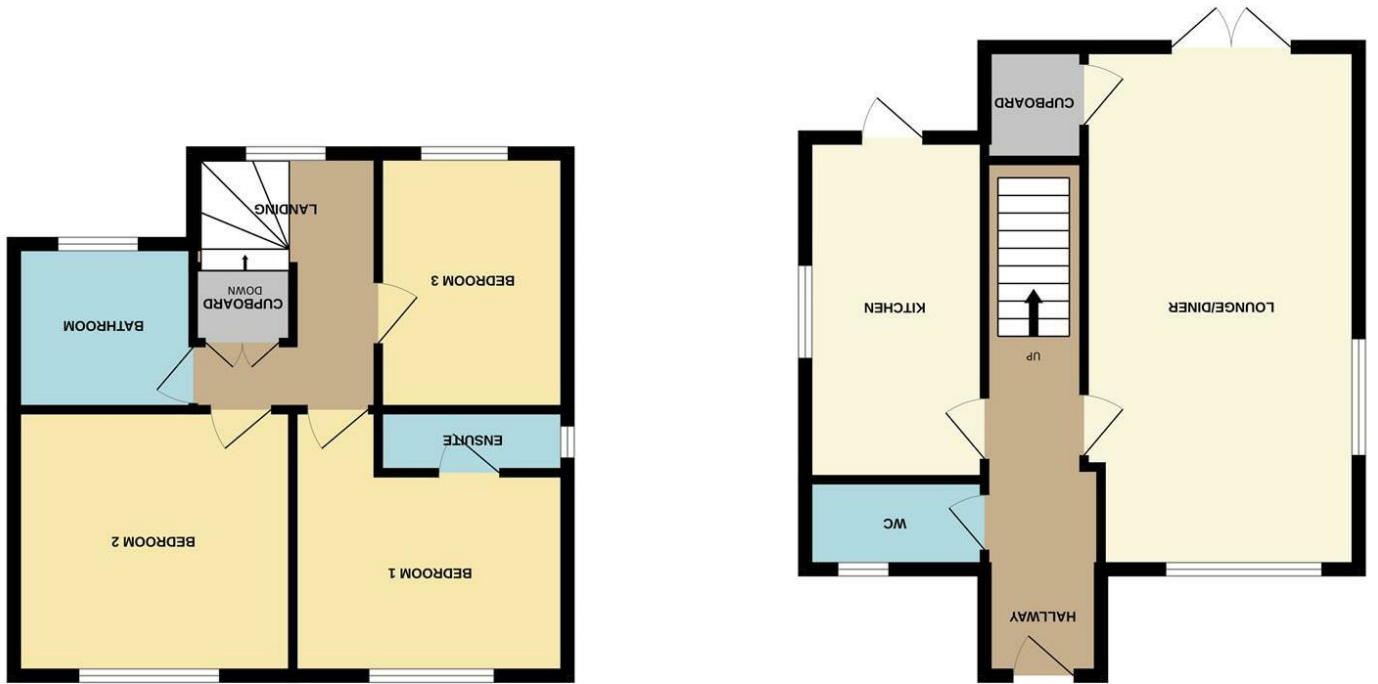


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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A map of the Tuffley area in Gloucester. A blue water drop icon is placed on Stroud Rd, just north of its intersection with Tuffley Ln. To the north of Tuffley Ln, Stroud Rd is labeled 'A4173'. Further north, the map shows 'St Peter's High School, Gloucester' and 'Willow Primary Academy'. To the east of Stroud Rd, 'Kemble Rd' and 'Campden Rd' are visible. The map is oriented with North at the top, and the Google logo is in the top right corner.



£340,000

Desirable 10 year old three bedroom detached family home that has been much improved by its current owners situated at the end of an elevated cul-de-sac with far reaching views.

Accommodation comprises hallway, re-fitted cloakroom, 21ft lounge/diner with French doors onto the decking, 15ft re-fitted kitchen with built in appliances, bedroom one with its re-fitted en-suite shower room, bedroom two, bedroom three and the re-fitted bathroom with a white suite.

Outside you have a block paved driveway providing off road parking and an enclosed rear garden with raised decking, astroturf and gravel.

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 HALLWAY

Single radiator, stairs leading off.

CLOAKROOM

7'4 x 2'9 max (2.24m x 0.84m max)

White suite comprising low level w.c., wash hand basin with a mixer tap and cupboard below, tiled splasback, single radiator, laminate flooring, downlighters, upvc double glazed window to front elevation.

LOUNGE/DINER

21'8 x 10'7 max (6.60m x 3.23m max)

Ornamental fireplace surround, two single radiators, tv point, understairs storage cupboard, upvc double glazed windows to front and side elevations, upvc double glazed French doors onto the decking which enjoys far reaching views.

KITCHEN

15'1 x 7'5 (4.60m x 2.26m)

A range of modern 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 oven, ceramic hob and extractor, plumbing for automatic washing machine, space for fridge/freezer, breakfast bar, cupboard housing the gas fired combination boiler, single radiator, laminate flooring, downlighters, upvc double glazed window to side elevation, matching door to rear elevation onto the decking.

From the entrance hall stairs lead to the first floor.

LANDING

Single radiator, access to loft space, built in storage cupboard, upvc double glazed window to rear elevation with outstanding far reaching views.

BEDROOM 1

11'1 x 11' max (3.38m x 3.35m max)

Single radiator, upvc double glazed window to front elevation overlooking the cul-de-sac and Robinswood Hill, through to:

EN-SUITE SHOWER ROOM

7'8 x 2'5 (2.34m x 0.74m)

Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, cupboard below and a tiled splashback, single radiator, laminate flooring, downlighters, extractor fan, upvc double glazed window to side elevation.

BEDROOM 2

11'1 x 10'6 (3.38m x 3.20m)

Single radiator, upvc double glazed window to front elevation overlooking the cu-de-sac and Robinswood Hill.

BEDROOM 3

9'9 x 7'9 (2.97m x 2.36m)

Single radiator, upvc double glazed window to rear elevation with outstanding far reaching views.

BATHROOM

7' x 7' (2.13m x 2.13m)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap and drawers below, partially tiled walls, single radiator, downlighters, extractor fan, upvc double glazed window to rear elevation.

OUTSIDE

At the front there is a block paved driveway providing off road parking for two vehicles.

Around to the rear there is a large raised wooden deck with external water supply and steps down to the rest of the garden which is laid to gravel and astroturf surrounded by panelled fencing and walling.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: D
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.

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 up Stroud Road towards Stroud and just after the Fox and Elms Public House and the petrol station turn left into Woods Orchard Road then left into Fox Elms Road then left into Eardisland Road 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.