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England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. All dimensions, room names and other items are approximate and no responsibility is taken for any error. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropac 2026

SLIMBRIDGE RD



1ST FLOOR



GROUND FLOOR



19 Slimbridge Road
 Tuffley, Gloucester GL4 0NA

£315,000

Chain free extended three bedroom semi detached house with a lovely enclosed rear garden, a 23ft workshop/shed and a 15ft conservatory situated in a popular convenient position with further potential for extension.

Accommodation comprises porch, hallway, 25ft lounge, 17ft kitchen/diner that opens to the conservatory, utility room, bedroom one, bedroom two with fitted wardrobes, bedroom three and the bathroom with a white suite.

Outside of the property you have a gravel driveway, an outside w.c., workshop, covered patio with heaters and a lovely garden that is laid to lawn and decking.

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

6'4 x 6'3 max (1.93m x 1.91m max)

Tiled floor, cloaks cupboard, coved ceiling, stairs leading off, a further upvc double glazed door leads into:

ENTRANCE HALLWAY

13'7 x 6'8 max (4.14m x 2.03m max)

Tiled floor, coved ceiling, double radiator, upvc double glazed window to side elevation.

LOUNGE

25'9 x 12'6 max (7.85m x 3.81m max)

Fireplace housing a gas pebble effect fire, two double radiators, wall lights, coved ceiling, upvc double glazed Georgian style window to front elevation.

KITCHEN/DINER

17'4 x 10'6 max (5.28m x 3.20m max)

Base and wall mounted units, laminated worktops, electric double oven, four burner gas hob and extractor hood, tiled floor, space for large table and chairs, double radiator, coved ceiling, upvc double glazed door to side elevation, opening into:

CONSERVATORY

15'8 x 12' max (4.78m x 3.66m max)

Upvc double glazed windows to side and rear elevation, matching French doors to rear elevation onto the patio, polycarbonate roof, tiled floor, double radiator, wall lights.

UTILITY ROOM

9'8 x 6'9 max (2.95m x 2.06m max)

Base and wall mounted units, laminated worktops, single drainer one and a half bowl stainless steel sink unit with a mixer tap, plumbing for automatic washing machine and dishwasher, tiled floor, upvc double glazed Georgian style window to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Single radiator, access to roof space, coved ceiling, upvc double glazed Georgian style window to side elevation.

BEDROOM 1

15'6 x 10'4 max (4.72m x 3.15m max)

Double radiator, coved ceiling, upvc double glazed Georgian style window to front elevation overlooking the surrounding area.

BEDROOM 2

11'8 x 10'2 max (3.56m x 3.10m max)

Built in wardrobes housing a Worcester gas fired combination boiler, laminate flooring, single radiator, coved ceiling, upvc double glazed Georgian style window to rear elevation overlooking the rear garden and Robinswood Hill.

BEDROOM 3

10'6 x 7' max (3.20m x 2.13m max)

Laminate flooring, double radiator, coved ceiling, upvc double glazed window to front elevation.

BATHROOM

7'2 x 6' (2.18m x 1.83m)

White suite comprising tiled bath with a shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, fully tiled walls, tiled floor, chrome heated towel rail, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a gravelled driveway providing off road parking and a shared driveway with access to the rear via gates into a courtyard where there is an:

EXTERNAL W.C.

Low level w.c., wash hand basin, chrome heated towel rail, tiled floor, fully tiled walls, upvc double glazed window to side elevation, matching door to front elevation.

To the rear there is a large covered patio with lighting and heaters which gives access to:

WORKSHOP/STORAGE SHED

23' x 10'5 (7.01m x 3.18m)

Double wooden doors to front elevation, power and lighting.

The rear gardens continues from the patio and is laid to lawn with a shale and paved pathway up to a raised wooden deck 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 our office proceed down Windsor Drive turning left onto Grange Road and upon reaching the roundabout turn right onto Tuffley Lane taking the first turning left into Slimbridge Road where the property can be found with our For Sale board on the right 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).

AWAITING VENDOR APPROVAL

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

