



## 7 Sandford Way

Tuffley, Gloucester, GL4 0TR

**£280,000**



Murdock and Wasley Estate Agents welcome to the market this well presented three double bedroom home located in a prominent position in the popular residential area of Tuffley.

The property comprises Kitchen Diner, Utility, Living Room, Three Bedrooms and Family bathroom, boasting an enclosed rear garden and off road parking.

Further benefits include Upvc double glazing and gas central heating.



### Entrance Hall

Accessed via upvc double glazed front door, powerpoints, stairs leading to first floor, doors leading to:

### Kitchen Diner

Range of base, wall and drawer mounted units, solid worktop, appliance points, power points, single bowl single drainer sink unit with mixer tap over. Double oven, gas four ring hob and extractor hood over, space for washing machine and fridge freezer, built in storage cupboard, space for dining table, upvc double glazed window with front aspect

### Utility Room

Power points, radiator, space for under counter fridge and tumble drier, boiler, upvc double glazed window with front aspect.

### Living Room

Tv point, power points, radiator, upvc double glazed window with rear aspect.

### Bedroom One

Tv point, power points, radiator, upvc double glazed windows with front aspect.

### Bedroom Two

Tv point, power points, radiator, upvc double glazed windows with rear aspect.

### Bedroom Three

Tv point, power points, radiator, upvc double glazed windows with front aspect.

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal hand basin with mixer tap over,

heated towel rail, partly tiled walls, rear aspect upvc double glazed frosted windows.

### Outside

To the front, the property benefits from a generous driveway providing off-road parking for multiple vehicles, a secure gated side entrance leads conveniently through to the rear garden.

The rear garden has been thoughtfully designed to offer the perfect balance of family-friendly space and outdoor entertaining. A contemporary composite decked seating area provides an ideal spot for al fresco dining and summer gatherings, overlooking a generous level lawn that is perfect for children to play or for keen gardeners to enjoy. The garden is fully enclosed by timber fencing, offering a good degree of privacy and security, while a gravelled border to the rear provides additional storage and planting space.

### Tenure

Freehold

### Services

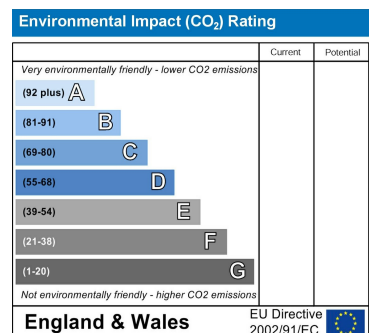
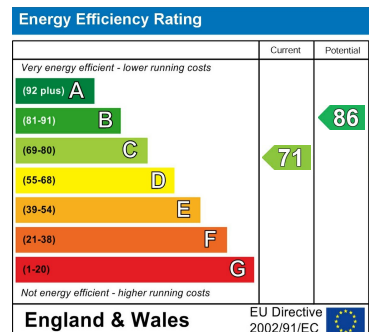
Mains gas, water, electricity and drainage

### Local Authority

Gloucester City Council  
Council Tax Band B

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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