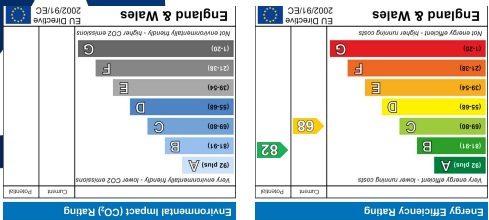


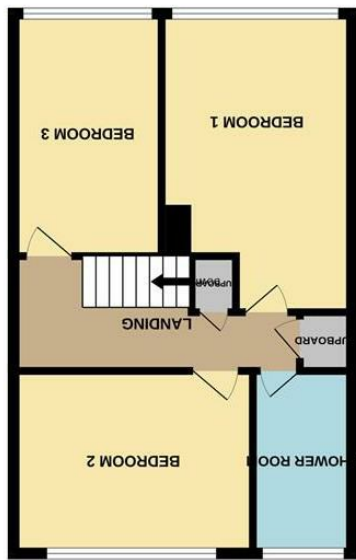
MISREPRESENTATION DISCLAIMER

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.

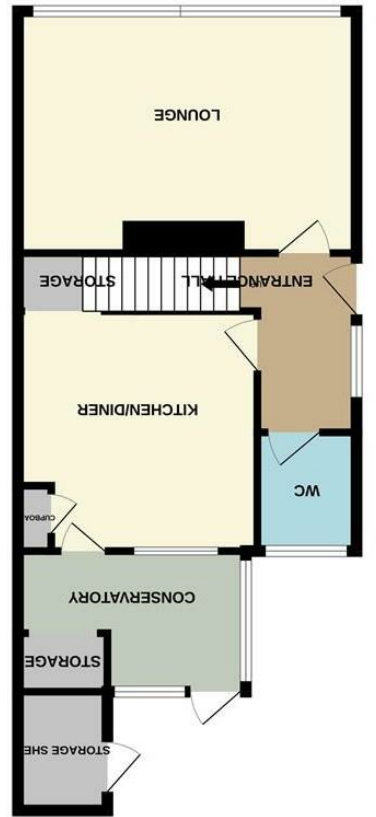


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such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

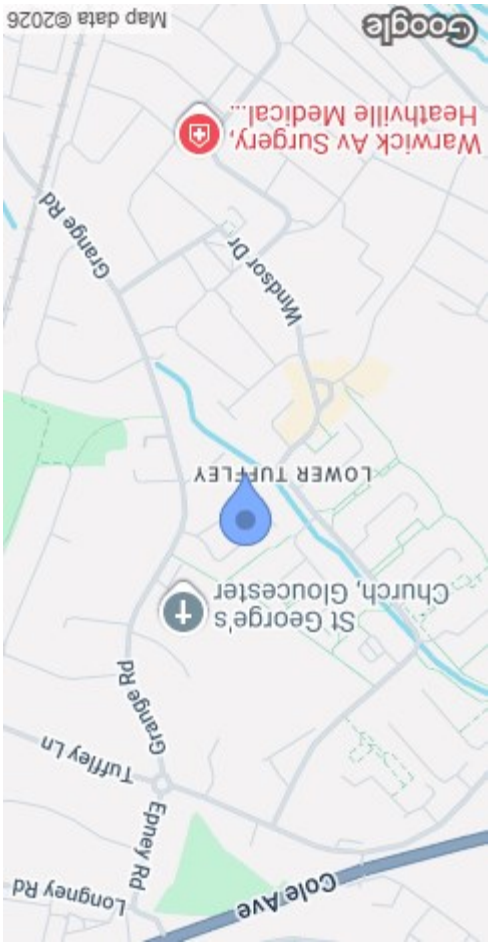
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1ST FLOOR



GROUND FLOOR



17 Pearwood Way
Tuffley, Gloucester GL4 0QX

£250,000

Rarely available chain free three double bedroom semi detached house with a single garage, gas fired central heating, upvc double glazing, a downstairs cloakroom and a conservatory situated conveniently close to local amenities.

Accommodation comprises hallway, cloakroom, lounge, kitchen/diner, conservatory, bedroom one, bedroom two, bedroom three and the shower room.

Outside you have a front garden that is laid to lawn, a lovely enclosed rear garden with a partially covered patio and an en-bloc single garage.

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 side entrance door leads into:

ENTRANCE HALLWAY

8'9 x 4'8 (2.67m x 1.42m)
Single radiator, stairs leading off.

CLOAKROOM

6' x 4'9 max (1.83m x 1.45m max)
Wash hand basin with a cupboard below, low level w.c., plumbing for an automatic washing machine, upvc double glazed window to rear elevation.

LOUNGE

16'8 x 12'3 max (5.08m x 3.73m max)
Single radiator, laminate flooring, tv point, large upvc double glazed window to front elevation overlooking the surrounding area.

KITCHEN/DINER

12' x 11'9 (3.66m x 3.58m)
Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, electric oven, extractor hood, dishwasher, fridge/freezer, single radiator, understairs storage cupboard, upvc double glazed window and a partially glazed door to rear elevation.

CONSERVATORY

11'8 x 6'2 max (3.56m x 1.88m max)
Upvc double glazed construction with a polycarbonate roof, partially tiled floor, storage recess, wall lights, door onto the patio.

From the entrance hallway stairs lead to the first floor.

LANDING

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

BEDROOM 1

15'2 x 9'3 max (4.62m x 2.82m max)
Single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 2

12' x 9'2 (3.66m x 2.79m)
Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3

12'3 x 7'4 (3.73m x 2.24m)
Single radiator, upvc double glazed window to front elevation.

SHOWER ROOM

9'1 x 4'9 max (2.77m x 1.45m max)
Double shower enclosure and unit, low level w.c., wash hand basin with a cupboard below, single radiator, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is a garden which is laid to lawn. There is a paved pathway to the side with a flower border which leads via a wooden built gate to the very pleasant enclosed rear garden with a partially covered paved patio which leads onto the rest of the rear garden which is mainly laid to lawn with raised flower borders, plants, bushes and a summerhouse all surrounded by fencing.

There is also an:

EN-BLOC SINGLE GARAGE

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 towards the Comprehensive School which merges into Holmleigh Road. Follow this road around where the property can be found after a short distance on the right hand side just after the parade of shops.

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.

