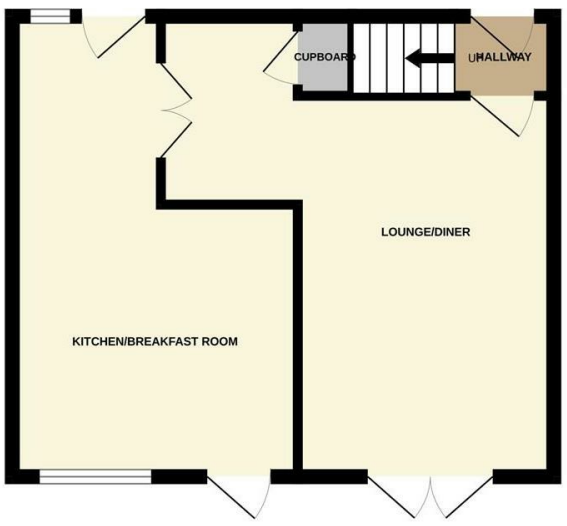
STEVE GOOCH
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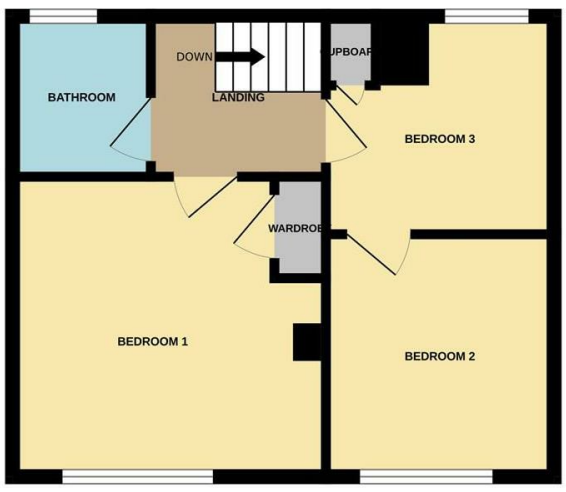
12 Bisley Road
Tuffley, Gloucester GL4 0EL



GROUND FLOOR

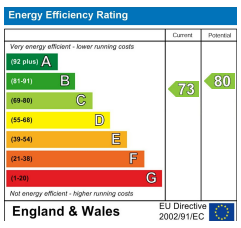


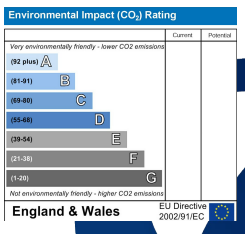
1ST FLOOR





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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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.

Offers Over £189,000

CHAIN FREE THREE BEDROOM (bedroom three is a walk through) TERRACED LANG EASY FORM CONSTRUCTED PROPERTY with GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, a MODERN FITTED KITCHEN and a PLEASANT ENCLOSED REAR GARDEN.

Accommodation comprises hallway, LOUNGE/DINER with FRENCH DOORS onto the garden, FITTED KITCHEN/BREAKFAST ROOM, bedroom one with a BUIILT IN WARDROBE, bedroom two and bedroom three.

Outside you have a SMALL FRONT GARDEN that is laid to lawn and a PLEASANT ENCLOSED REAR GARDEN with a patio, lawn, plants and bushes.

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
Laminate flooring, single radiator, cloaks hanging space, stairs leading off.

LOUNGE/DINER
18'3 x 15'6 max (5.56m x 4.72m max)
Laminate flooring, single and double radiators, tv point, telephone point, upvc double glazed window to front elevation, matching French doors to rear elevation onto the patio.

KITCHEN/BREAKFAST ROOM
18'2 x 11'2 max (5.54m x 3.40m max)
Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit with a mixer tap, built in electric oven, ceramic hob and extractor hood, plumbing for washing machine, tiled floor, double radiator, wall mounted gas fired combination boiler, upvc double glazed windows to front and rear elevations, matching doors to front and rear elevations.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space, upvc double glazed window to front elevation.

BEDROOM 1
12'4 x 11'8 max (3.76m x 3.56m max)
Built in wardrobe, single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3 (Walk through to bedroom 2)
9'2 x 8'9 max (2.79m x 2.67m max)
Single radiator, upvc double glazed window to front elevation, through to:

BEDROOM 2
9' x 8'5 (2.74m x 2.57m)
Single radiator, upvc double glazed window to rear elevation.

BATHROOM
6'4 x 5'5 (1.93m x 1.65m)
White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, chrome heated towel rail, extractor fan, upvc double glazed window to front elevation.

OUTSIDE
At the front there is a small enclosed garden.

At the rear there is a pleasant enclosed garden which is mainly laid to lawn with a patio, plants, shrubs and bushes.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

LOCAL AUTHORITY
Council Tax Band: A
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 Stroud Road turn right where signposted into Grange Road and take the first turning turning into Bybrook Road and continue along here taking the first right into Evenlode Road then right again into Bisley Road where the property can be located 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).