



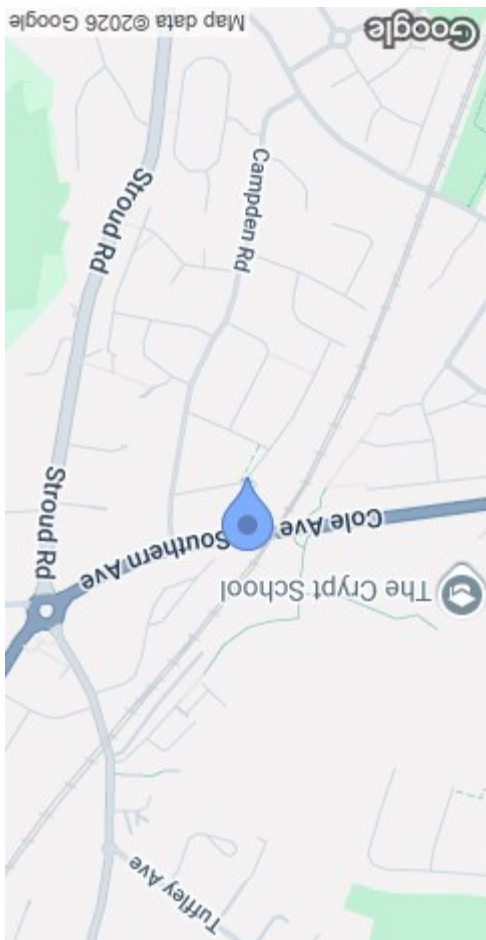
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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where 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.

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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TOTAL FLOOR AREA: 934 sq.ft. (86.8 sq.m.) approx.



Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																										
<table border="1"> <tr><td>Very good - low energy cost</td><td>A</td></tr> <tr><td>Good - low energy cost</td><td>B</td></tr> <tr><td>Fair - low energy cost</td><td>C</td></tr> <tr><td>Fair - high energy cost</td><td>D</td></tr> <tr><td>Poor - low energy cost</td><td>E</td></tr> <tr><td>Poor - high energy cost</td><td>F</td></tr> <tr><td>Very poor - low energy cost</td><td>G</td></tr> <tr><td>Very poor - high energy cost</td><td>H</td></tr> </table>	Very good - low energy cost	A	Good - low energy cost	B	Fair - low energy cost	C	Fair - high energy cost	D	Poor - low energy cost	E	Poor - high energy cost	F	Very poor - low energy cost	G	Very poor - high energy cost	H	<table border="1"> <tr><td>Very low</td><td>A</td></tr> <tr><td>Low</td><td>B</td></tr> <tr><td>Medium</td><td>C</td></tr> <tr><td>High</td><td>D</td></tr> <tr><td>Very high</td><td>E</td></tr> </table>	Very low	A	Low	B	Medium	C	High	D	Very high	E
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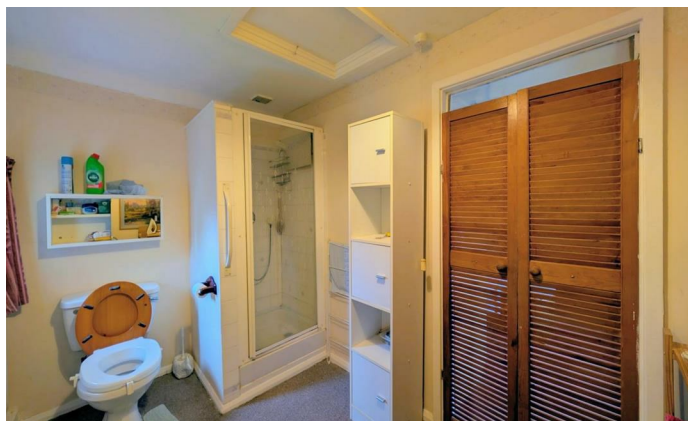
£239,950

Chain free two double bedroom attached property with an en-suite shower room, gas fired central heating, upvc double glazing and a very pleasant enclosed rear garden situated in a popular convenient location.

Accommodation comprises porch, hallway, kitchen, lounge, bedroom two, shower room, utility room, upvc double glazed conservatory, study/landing and bedroom one with its en-suite shower room.

Outside you have a driveway leading to a carport and a very pleasant enclosed rear garden that is mainly laid to lawn with storage sheds.

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 PORCH

Upvc double glazed window to side elevation, wall light, a further upvc double glazed door leads into:

ENTRANCE HALLWAY

Cloaks hanging space, stairs leading off, single radiator.

KITCHEN

11'5 x 6'2 max (3.48m x 1.88m max)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit with a mixer tap, electric cooker point, upvc double glazed window to front elevation overlooking the surrounding area and Robinswood Hill.

LOUNGE

13'8 x 11'1 max (4.17m x 3.38m max)

Ornamental fireplace surround and hearth, tv point, wall light, double radiator, upvc double glazed window to rear elevation overlooking the garden and surrounding area.

UTILITY ROOM

7'9 x 6'6 (2.36m x 1.98m)

Single drainer stainless steel sink unit with a mixer tap and tiled splashback, plumbing for automatic washing machine, understairs storage cupboard, extractor fan, single radiator., upvc double glazed door leading into:

CONSERVATORY

7'7 x 6'7 (2.31m x 2.01m)

Brick and upvc double glazed construction with a polycarbonate roof, door to side elevation.

INNER HALLWAY

Cupboard housing the gas fired combination boiler.

BEDROOM 2

14'6 x 9'6 max (4.42m x 2.90m max)

Ornamental fireplace surround and hearth, single radiator, upvc double glazed window to rear elevation overlooking the rear garden.

SHOWER ROOM

6'1 x 5'5 (1.85m x 1.65m)

Corner shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboards below, single radiator, upvc double glazed window to front elevation.

From the entrance hallway stairs lead to the first floor.

LANDING/STUDY

15'6 x 6'7 max (4.72m x 2.01m max)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area, matching window to side elevation.

BEDROOM 1

14'4 x 13'5 max (4.37m x 4.09m max)

Double radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area, through to:

EN-SUITE SHOWER ROOM

9'8 x 6'1 max (2.95m x 1.85m max)

Shower enclosure and unit, low level w.c., pedestal wash hand basin, single radiator, access to loft space, extractor fan, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a garden which is laid to lawn and a driveway which leads via wooden built gates to further off road parking beneath a carport.

To the rear there is a pleasant enclosed garden which is mainly laid to lawn with plants, shrubs, bushes, two wooden built garden sheds and is surrounded by panelled fencing.

Mains water, electricity, gas and drainage.

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.

WATER RATES

To be advised.

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 St Barnabas roundabout proceed into Southern Avenue taking the first left into Firwood Drive then turn right into Birchwood Fields and proceed along where the property can be found set back 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.