



18 Crypt Court, Tuffley, Gloucester, GL4 0QB  
£129,500

**Farr & Farr** Sales & Lettings

# 18 Crypt Court

Tuffley, Gloucester

This first floor maisonette is deceptively spacious and offers two bedrooms and a good sized living room.

A private front door leads to the first floor landing. The kitchen and living room both overlook the front aspect of the property while two bedrooms look out to the rear. The bathroom completes the property and there is a cupboard in the hallway.

Externally, the property benefits from a shared garden.

Crypt Court is a quiet cul de sac in Quedgeley with good local amenities and excellent access to major transport links.

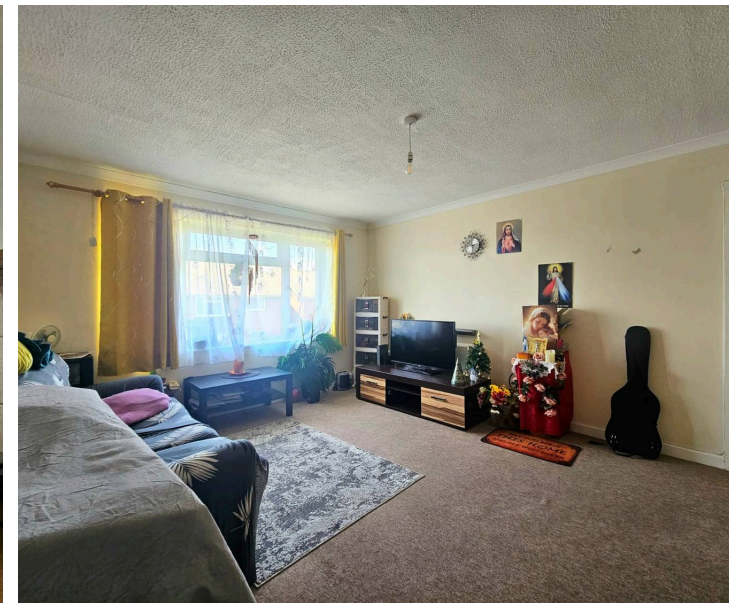
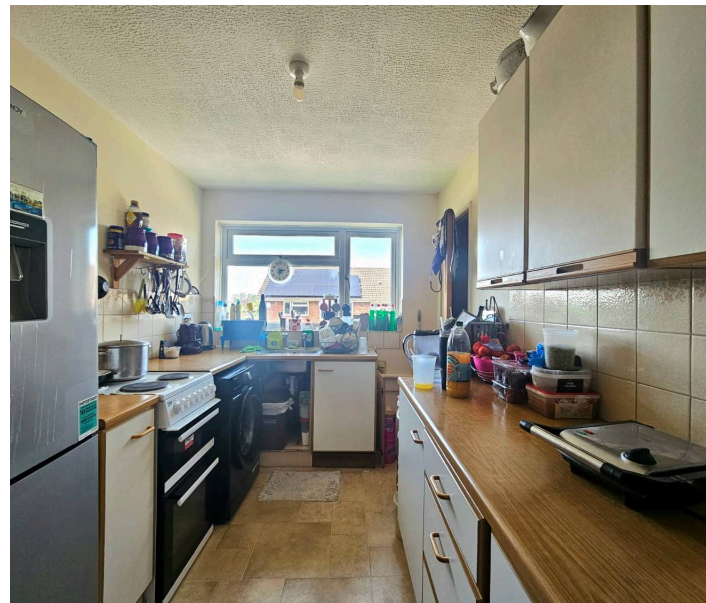
Council Tax band: A

EPC Energy Efficiency Rating: E

Lease:- 940 years

Maintenance charge: £180 per year.

- First Floor Maisonette
- Quiet Location
- Two Bedrooms
- Shared Garden Space





### **Living Room**

14' 11" x 12' 2" (4.55m x 3.70m)

Double glazed window to front. Carpet. Storage heater.

### **Kitchen**

11' 7" x 7' 4" (3.54m x 2.24m)

Double glazed window to front. Range of wall, base and drawer units. Laminate worktop over. Stainless steel sink with draining board. Part tiled walls. Vinyl floor. Cupboard.

### **Landing**

Accessed via stairs from private front door. Frosted double glazed window to side. Carpet. Cupboard.

### **Bedroom One**

12' 11" x 12' 2" (3.94m x 3.70m)

Double glazed window to rear. Carpet. Storage heater.

### **Bedroom Two**

6' 11" x 10' 7" (2.10m x 3.23m)

Double glazed window to rear. Carpet. Electric wall heater.

### **Bathroom**

5' 7" x 7' 5" (1.70m x 2.26m)

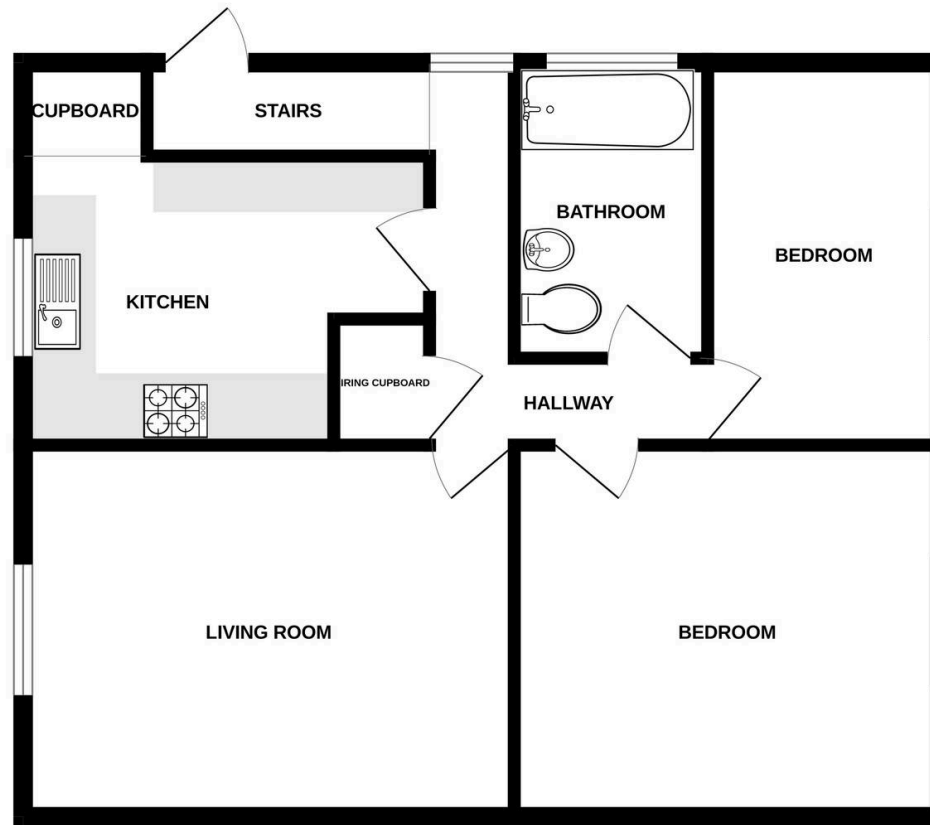
Frosted double glazed window to side. WC. Basin. Bath with electric shower. Part tiled walls. Vinyl floor.

### **Garden**

Rear garden mostly laid to lawn which is shared with adjoining properties.



GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq.ft. (58.6 sq.m.) approx.

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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