



5 Laines Walk

Tuffley, Gloucester, GL4 0XH

Offers in excess of £220,000



Murdock & Wasley Estate Agents are pleased to welcome to the market this well-presented two-bedroom semi-detached house with a NHBC warranty. Perfectly suited to first-time buyers, young professionals, or small families, this spacious and inviting property offers practical living in a desirable location.

The accommodation comprises: entrance hallway, cloakroom, open plan kitchen/living area, two bedrooms, and a family bathroom. Externally, the property enjoys a private, low maintenance, enclosed rear garden—ideal for outdoor entertaining. As well as off-road parking for two cars.



Entrance Hallway

Power points, wall mounted radiator, front aspect UPVC double glazed door, stairs leading to first floor landing.

Open Plan Kitchen/Living Area

Kitchen Area: Range of wall base and drawer mounted units, worksurfaces, stainless steel sink and drainer with mixer tap. Oven/grill with four ring gas hob and extractor above. Appliance points, power points. Plumbing for washing machine. Space for fridge/freezer. Front aspect upvc double glazed window.

Living Area: Television point, radiator, power points, Upvc double glazed French patio doors to rear, door to WC:

Cloakroom

low-level WC and pedestal wash hand basin, radiator.

Bedroom One

Power points, radiator, rear aspect Upvc double glazed window to rear,

Bedroom Two

Power points, radiator, front aspect Upvc double glazed window to front.

Bathroom

Suite comprising: Panelled bath with shower over off the mains, pedestal wash hand basin, low-level wc, radiator, part tiled walls, side aspect Upvc double glazed window.

Outside

To the rear of the property is a enclosed garden which is primarily laid with artificial grass. Further benefits include an outside power point., enclosed via wood panel fencing with a side access to the driveway.

To the front of the property is two allocated parking spaces.

Tenure

Freehold. Please note there is an annual service charge.

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council:
Tax Band B

Awaiting Vendor Approval

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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