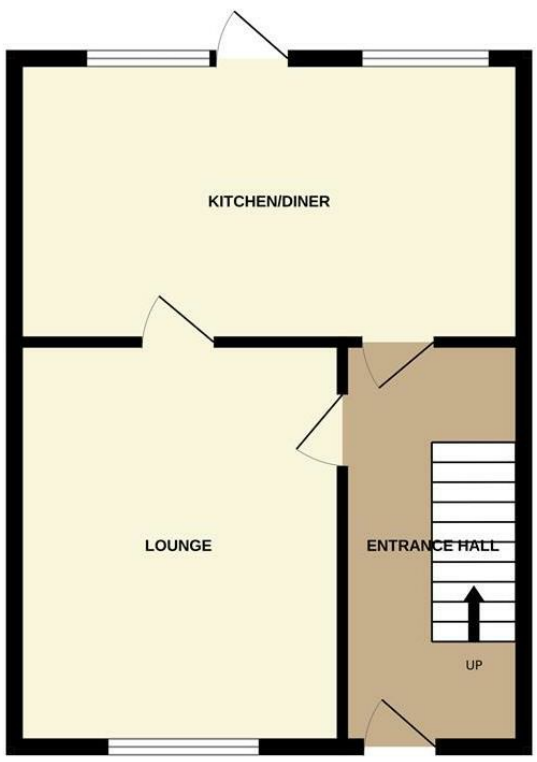
# 24 Goddard Way
Tuffley, Gloucester GL4 0YA

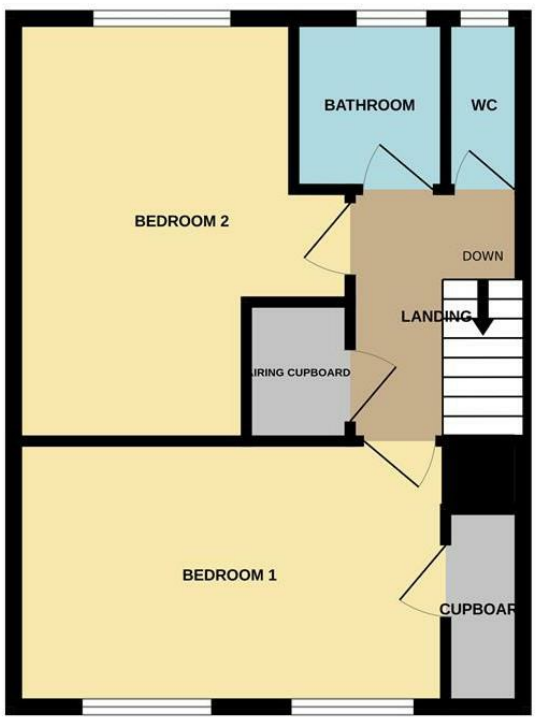
STEVE GOOCH
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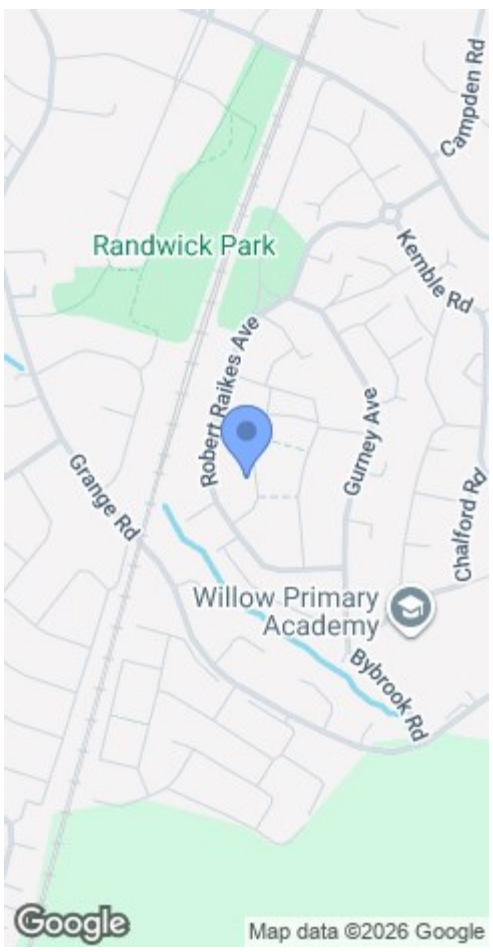



GROUND FLOOR

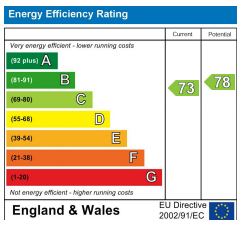


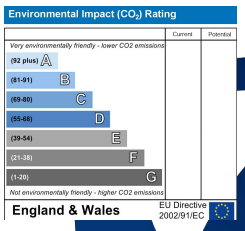

1ST FLOOR




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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# £220,000

CHAIN FREE SPACIOUS TWO DOUBLE BEDROOM TERRACED HOUSE with a 17FT KITCHEN/DINER, GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, OFF ROAD PARKING and A PLEASANT ENCLOSED REAR GARDEN situated within a popular family area.

Accommodation comprises hallway, lounge, fitted kitchen/diner with a door onto the garden, bedroom one with a built in storage cupboard, bedroom two, bathroom with a white suite and a separate w.c.

Outside you have a DRIVEWAY providing OFF ROAD PARKING and A PLEASANT ENCLOSED REAR GARDEN with a patio, lawn and a shed.

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.















Double glazed front door leads into:

## ENTRANCE HALLWAY
Single radiator, stairs leading off with recess under.

## LOUNGE
12'3 x 11'3 (3.73m x 3.43m)
Ornamental wooden and marblesque fireplace surround, tv point, telephone point, single radiator, coved ceiling, upvc double glazed window to front elevation with an electric blind.

## KITCHEN/DINER
17'7 x 9'8 (5.36m x 2.95m)
Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit, gas cooker with a four burner hob and double oven, wall mounted gas fired central heating boiler, double radiator, space for table and chairs, upvc double glazed window with an electric blind to rear elevation overlooking the garden, double glazed door to rear elevation.

From the entrance hallway stairs lead to the first floor.

## LANDING
Access to loft space via a pull down loft ladder, airing cupboard with a hot water cylinder and slatted shelving.

## BEDROOM 1
15'1 x 9'2 (4.60m x 2.79m)
Built in storage cupboard. single radiator, two upvc double glazed windows to front elevation.

## BEDROOM 2
13'8 x 11'5 max (4.17m x 3.48m max)
Single radiator, upvc double glazed window to rear elevation overlooking the garden and surrounding area.

## BATHROOM
5'7 x 5'3 (1.70m x 1.60m)
White suite comprising panelled bath, pedestal wash hand basin, partially tiled walls, single radiator, upvc double glazed window to rear elevation.

## SEPARATE W.C.
Low level w.c., single radiator, upvc double glazed window to rear elevation.

## OUTSIDE
To the front there is a driveway providing off road parking.

To the rear there is a pleasant enclosed garden with a patio, lawn and storage shed surrounded by fencing.

## 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 St Barnabas roundabout take Stroud Road towards Stroud and continue along for some distance before turning right into Grange Road just after St Peters School. Continue long here and take the first turning right into Bybrook Road which leads into Gurney Avenue then take the second turning left into Robert Raikes Avenue. Continue along here and take the second turning right into Goddard Way where the property can be located.

## 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.