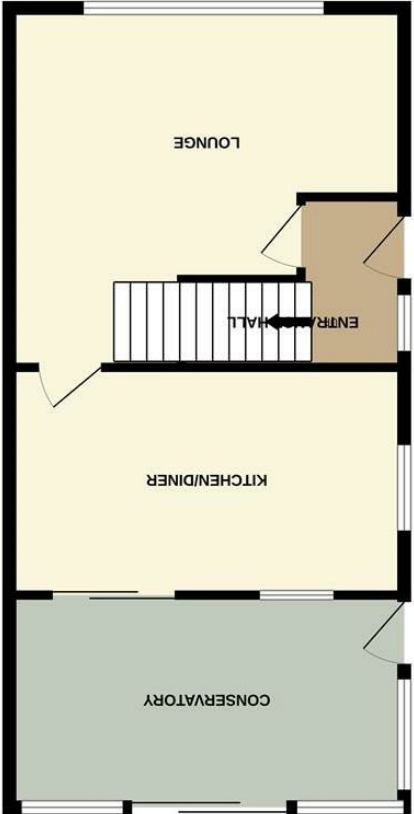
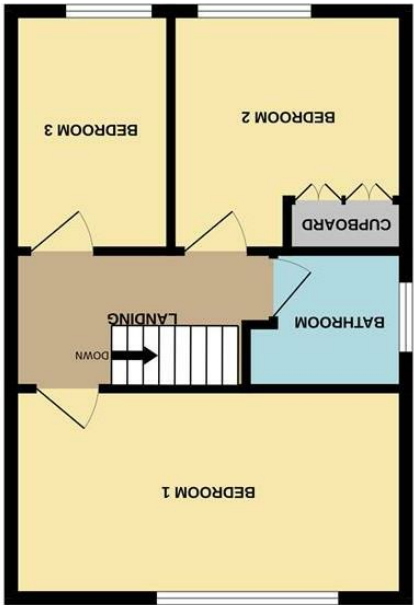
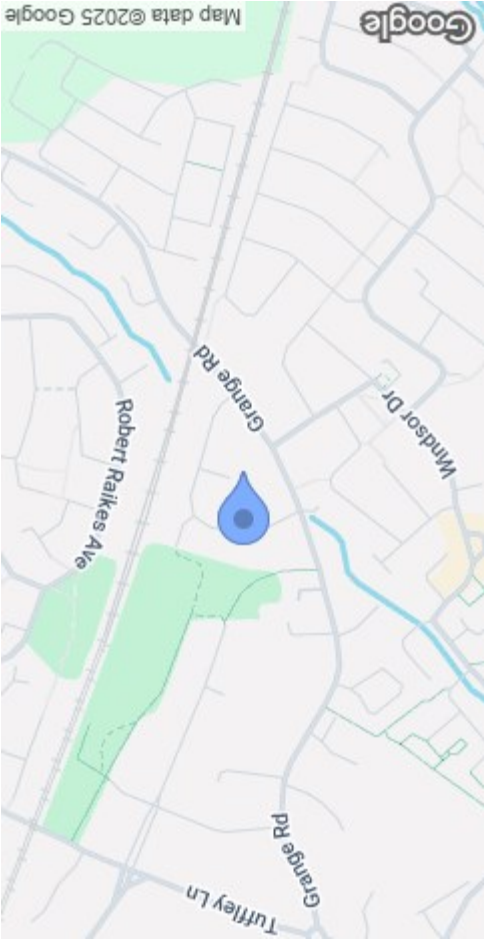


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating		Current	Target
EU Directive 2002/91/EC			
Very energy efficient - low running costs		A	
Energy efficient - low running costs		B	
Average energy efficiency		C	
Below average energy efficiency		D	
Poor energy efficiency - high running costs		E	
Very poor energy efficiency - high running costs		F	
Minimum energy efficiency - high running costs		G	
EU Directive 2002/91/EC			
Very energy efficient - low running costs		A	
Energy efficient - low running costs		B	
Average energy efficiency		C	
Below average energy efficiency		D	
Poor energy efficiency - high running costs		E	
Very poor energy efficiency - high running costs		F	
Minimum energy efficiency - high running costs		G	



3 Holmwood Close
Tuffley, Gloucester GL4 0PW

£285,000

Three bedroom semi detached house with a upvc double glazed conservatory, a 15ft fitted kitchen/diner and gas fired central heating situated within a small cul-de-sac close to amenities.

Accommodation comprises hallway, lounge that overlooks the cul-de-sac, fitted kitchen/diner, upvc double glazed conservatory, bedroom one, bedroom two, bedroom three and the bathroom with a white suite.

Outside of the property you have a driveway providing off road parking and block paved/lawn garden areas with flower borders and a storage shed/workshop.

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 HALLWAY

Cloaks hanging space, stairs leading off, single radiator.

LOUNGE

16'5 x 15'3 max (5.00m x 4.65m max)

Ornamental fireplace surround, understairs storage cupboard, wall lights, tv point, telephone point, single radiator, upvc double glazed window to front elevation overlooking the cul-de-sac.

KITCHEN/DINER

15'1 x 9'6 (4.60m x 2.90m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, plumbing for automatic washing machine and dishwasher, single radiator, space for table and chairs, upvc double glazed windows to side and rear elevations, matching doors to rear elevation into:

CONSERVATORY

14'5 x 10'6 (4.39m x 3.20m)

Upvc double glazed construction with a polycarbonate roof, door to side elevation, patio doors to rear elevation, double radiator.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space.

BEDROOM 1

15'1 x 9'6 (4.60m x 2.90m)

Single radiator, tv point, upvc double glazed window to rear elevation overlooking the surrounding area.

BEDROOM 2

10'4 x 6'9 (3.15m x 2.06m)

Single radiator, upvc double glazed window to front elevation overlooking the cul-de-sac.

BEDROOM 3

10'4 x 7'9 max (3.15m x 2.36m max)

Built in storage cupboards housing the gas fired combination boiler, single radiator, upvc double glazed window to front elevation.

BATHROOM

6'9 x 6'4 max (2.06m x 1.93m max)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, chrome heated towel rail, fully tiled walls, downlighters, extractor fan, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a driveway providing off road parking and a garden which is laid to gravel with a bin store.

Wooden built gates lead onto block paved garden areas and the rear garden which is laid to lawn with flower borders, plants, bushes and a workshop/storage shed.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
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 St Barnabas roundabout proceed up Stroud Road passing the Fox and Elms Public House on the left hand side and just after St Peters School turn right where signposted into Grange Road. Continue along here and go under the railway bridge turning first right into Holmwood Drive then left into Holmwood Close 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.

