



## 22 Forest View Road

Tuffley, Gloucester, GL4 0BX

**£320,000**



Murdock & Wasley Estate Agents are pleased to present this three-bedroom, semi-detached chalet-style bungalow, ideally positioned on an elevated plot with far-reaching views. Offered to the market with no onward chain, the property requires modernisation throughout, making it a fantastic opportunity for buyers looking to add value. Boasting a generous garden and garage, it offers an excellent foundation to create a wonderful home.



## Entrance Hall

Accessed via upvc double glazed door, power points, radiator, stairs to first floor landing, storage cupboard. Doors lead off:

## Kitchen/ Breakfast Room

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, space for cooker, washing machine, fridge/freezer, dishwasher and breakfast table. Worcester gas fired combination boiler (installed 2023) radiator, coving, laminate flooring, rear aspect upvc double glazed window. Door to:

## Lounge/ Diner

Tv point, power points, two radiators, coving, feature electric fireplace, dining table, front and side aspect upvc double glazed windows.

## Bedroom One

Power points, radiator, coving, front aspect upvc double glazed window.

## Bedroom Two

Power points, radiator, built in wardrobes, coving, rear aspect upvc double glazed window.

## Bathroom

Suite comprising corner shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, rear aspect upvc double glazed window.

## Landing

Door to spacious loft space. Door to:

## Bedroom Three

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window with far reaching views.

## Outside

At the front of the property, a driveway offers off-road parking for two/ three vehicles, leading directly to the:

## Detached Garage

Accessed via up 'n' over door, with power, lighting, rear aspect upvc double glazed window and a side door.

To the rear of the property lies a generous garden featuring a flagstone patio, ideal for outdoor dining and entertaining. The patio steps down to a level lawn bordered by mature flower beds, with two wooden sheds providing useful storage. Fully enclosed by established hedging and wooden panel fencing, the garden also enjoys far-reaching views and includes a convenient outside tap.

## Agents Note

We are advised this property is subject to probate which has not yet been granted.

## Tenure

Freehold

## Local Authority

Gloucester City Council

Council Tax Band: C

## Services

Mains water, gas, electricity and drainage

## Awaiting Vendor Approval

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



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