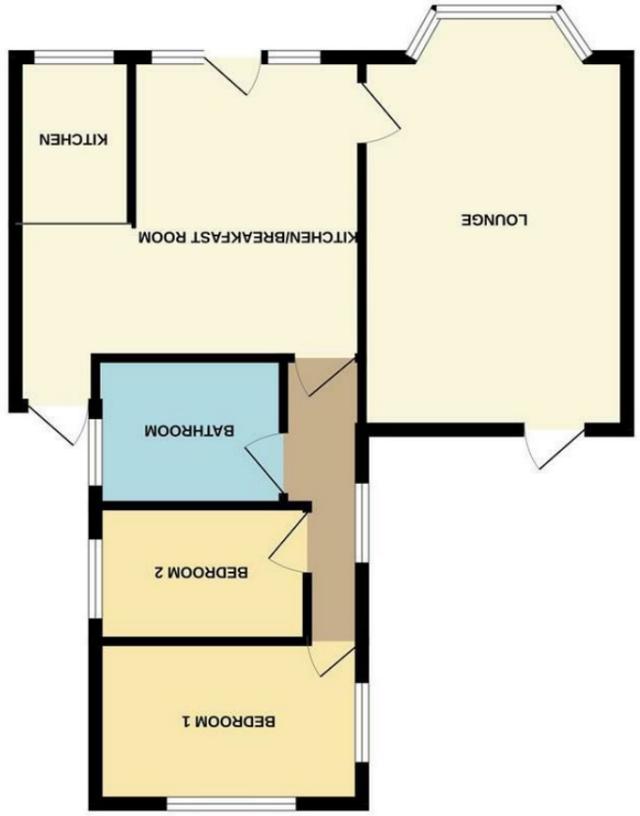
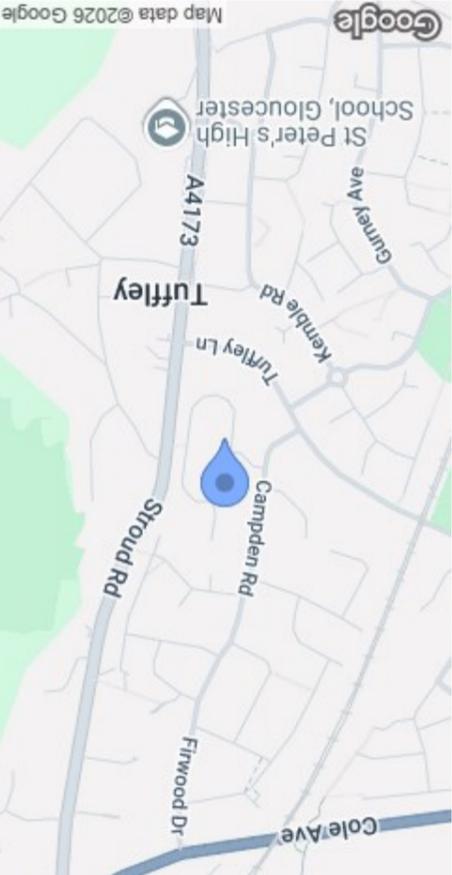




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and areas are approximate and should be taken by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Measurements shown have not been tested and no guarantee is given as to their operability or efficiency. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Measurements shown have not been tested and no guarantee is given as to their operability or efficiency. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																												
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1 Rissington Road  
 Tuffley, Gloucester GL4 0HP

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£250,000**

A rare opportunity to acquire a two bedroom detached bungalow in need of renovation, situated in a desirable and popular location and is offered with no onward chain.

The accommodation comprises entrance hallway, kitchen/breakfast room, lounge, inner hallway, two double bedrooms and bathroom.

Additional benefits include offering great potential, some upvc double glazing, large private gardens and off road parking.

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 part glazed door with matching side panels leads into:

#### **ENTRANCE HALL**

Door into the lounge, opening through to:

#### **KITCHEN/BREAKFAST ROOM**

14'11" x 10'8" (4.55m x 3.26m)

A range of base units, roll edge worksurface, wooden part glazed door leads to the outside, upvc double glazed windows to front and side aspects.

#### **LOUNGE**

13'11" x 11'6" (4.26m x 3.52m)

Parquet flooring (in need of some attention), upvc double glazing bay window to front aspect. upvc double glazed door overlooking the rear garden.

#### **INNER HALLWAY**

Storage cupboard, airing cupboard with slatted shelving, upvc double glazed window to side aspect.

#### **BEDROOM 1**

11'0" x 10'0" (3.37m x 3.06m)

Upvc double glazed windows to side and rear aspects.

#### **BEDROOM 2**

9'8" x 7'10" (2.95m x 2.40m)

Upvc double glazed window to side aspect.

#### **BATHROOM**

Panelled bath with shower over, low level w.c., wash hand basin with vanity below, tiled flooring, upvc double glazed opaque window to side aspect.

#### **OUTSIDE**

To the front of the property there is a gravelled area providing off road parking and is enclosed by mature hedging and brick walling. To the other side it is enclosed by timber panel fencing. A timber gate gives access to the rear garden which is a good size and has a range of mature trees and bushes, aluminium store shed, greenhouse and has a private aspect.

#### **SERVICES**

#### **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: C  
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 Stroud Road proceed into Tuffley Lane just opposite the Fox and Elms public house then take the first turning right into Campden Road. Take the first right into Coberley Road then left into Rissington Road then right where no 1 can be found on the left hand side.

#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).