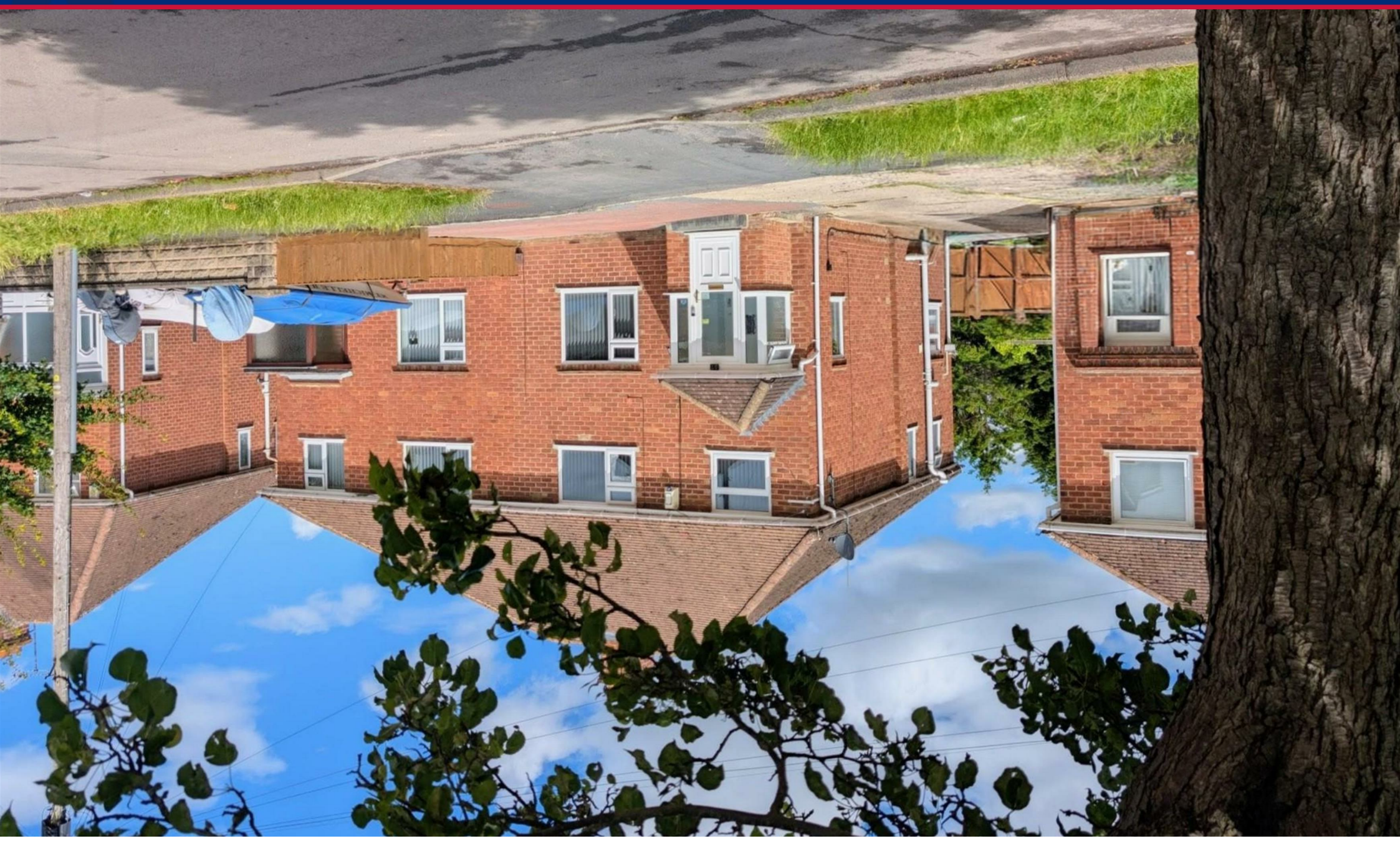
57 Fallfield Road

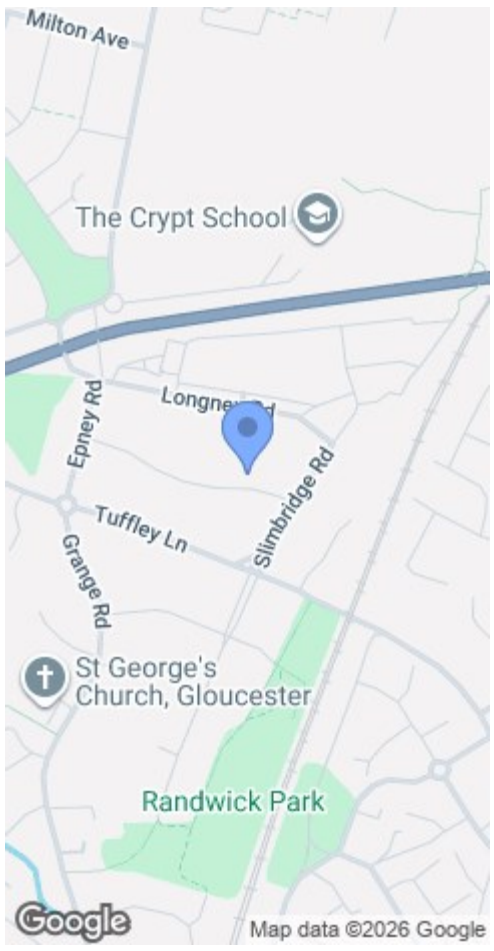
Tuffley, Gloucester GL4 0ND

STEVE GOOCH
ESTATE AGENTS | EST 1985



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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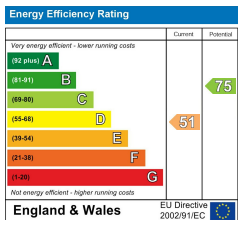
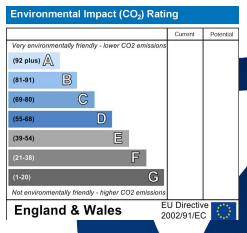




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

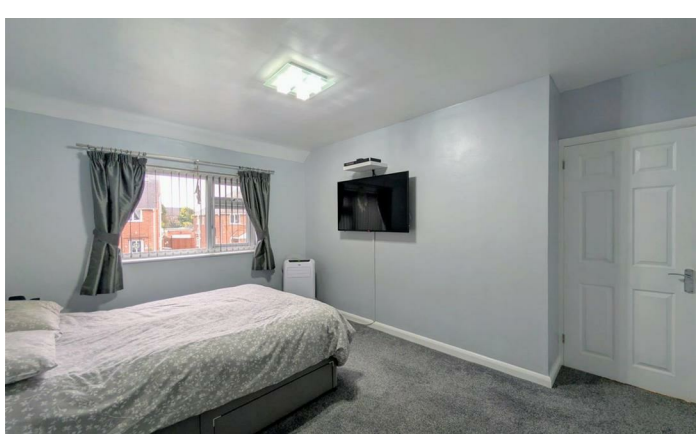
£285,000

Desirable three bedroom semi detached house with a 100ft plus rear garden, a single detached garage, gas fired central heating, a modern fitted kitchen and bathroom suite situated on a tree lined road in a good family area.

Accommodation comprises porch, hallway, cloakroom, lounge that opens to the fitted kitchen, rear porch/utility, bedroom one, bedroom two with fitted wardrobes, bedroom three and the bathroom with a modern white suite.

Outside you have off road parking for two vehicles, a single detached garage and a 100ft plus enclosed rear garden with two sheds and a cabin/home office.

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 front door leads into:

ENTRANCE PORCH
Laminate flooring, windows to both sides, a further partially glazed door into:

ENTRANCE HALLWAY
13'8 x 5'5 max (4.17m x 1.65m max)
Cloaks hanging space, double radiator, stairs leading off, upvc double glazed window to side elevation.

CLOAKROOM
6'4 x 2'6 (1.93m x 0.76m)
White suite comprising low level w.c., pedestal wash hand basin with a mixer tap, laminate flooring, understairs storage cupboard.

LOUNGE
13'9 x 12'4 max (4.19m x 3.76m max)
Double radiator, downlighters, upvc double glazed window to front elevation overlooking the surrounding area, opening into:

KITCHEN/BREAKFAST ROOM
17'9 x 10' max (5.41m x 3.05m max)
Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, gas cooker point, extractor hood, plumbing for a dishwasher, space for a fridge/freezer, breakfast bar, laminate flooring, ornamental fireplace surround, double radiator, downlighters, upvc double glazed windows to rear and side elevations, partially glazed door to rear elevation leading into:

REAR ENTRANCE PORCH/UTILITY
6'2 x 4'6 max (1.88m x 1.37m max)
Single drainer stainless steel sink unit with a mixer tap, laminated worksurface and cupboard below, plumbing for automatic washing machine, upvc double glazed windows to side and rear elevations, matching door to rear elevation onto the garden.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space. upvc double glazed window to side elevation.

BEDROOM 1
13'7 x 11'8 max (4.14m x 3.56m max)
Double radiator, tv point, upvc double glazed window to front elevation.

BEDROOM 2
11'7 x 9'9 max (3.53m x 2.97m max)
Fitted wardrobes which also houses the gas fired combination boiler, tv point, single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3
10'6 x 7' max (3.20m x 2.13m max)
Double radiator, upvc double glazed window to front elevation.

BATHROOM
7'1 x 6' max (2.16m x 1.83m max)
White suite comprising shower bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, fully tiled walls, chrome heated towel rail, laminate flooring, downlighters, upvc double glazed window to side elevation.

OUTSIDE
To the front there is block paved off road parking. A shared driveway to the side which in turn leads to a:

DETACHED GARAGE
18'9 x 9'4 (5.72m x 2.84m)
Electric roller shutter door to front elevation, windows to side and rear elevations, personal access door to side elevation, power and lighting.

The rear garden measures 100ft plus in length and is laid to lawn with a paved patio, flower borders, plants, bushes, two wooden built storage sheds. There is also a paved area with raised beds and a:

WOODEN BUILT CABIN
13'5 x 8'9 (4.09m x 2.67m)
Power, lighting, French doors and windows to front elevation.

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 our office proceed down Windsor Drive and turn left onto Grange Road. At the roundabout proceed straight across into Epney Road and take the first turning right into Falfield Road where the property can be located 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).