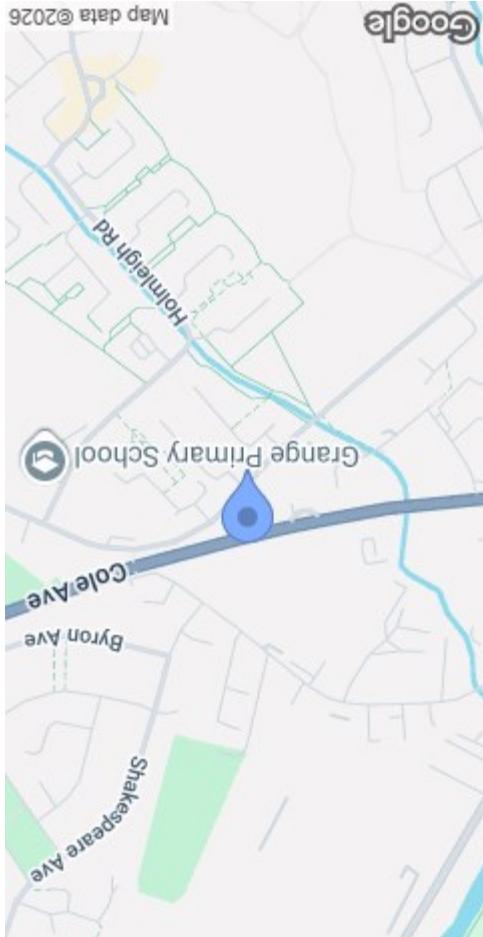
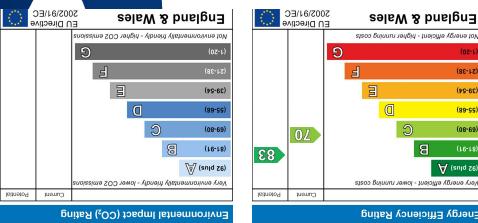


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Responsible steps have been taken with the preparation of these particulars do not constitute a contract or part of a contract. All measurements are approximate and not been tested and therefore no guarantee can be given that they are in working order. 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. Please check the information for you. These particulars do not complete a conveyance. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be reasonable steps have been taken with the preparation of these particulars do not constitute a contract or part of a contract. All measurements are approximate and 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.



1ST FLOOR



GROUND FLOOR



**£200,000**

Three bedroom mid terrace property situated in this popular location in need of some modernisation and is offered with no onward chain.

The accommodation briefly comprises lounge opening into dining room, kitchen, three bedrooms, shower room and separate cloakroom.

Additional benefits include upvc double glazing, gas fired central heating with a Worcester combination boiler installed in 2023, enclosed rear garden, pleasant outlook to the front overlooking the green.

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.



1



2



3



4



Wooden door leads into:

#### ENTRANCE HALL

Radiator, stairs leading off, door into:

#### LOUNGE

13'8" x 13'0" (4.18m x 3.98m)

Power points, radiator, large upvc double glazed window to front aspect, opening into:

#### DINING ROOM

10'11" x 9'1" (3.34m x 2.79m)

Power points, radiator, upvc double glazed window to rear aspect.

#### KITCHEN

9'3" x 7'6" (2.83m x 2.31m)

A range of base, drawer and wall mounted units, roll edge worksurface, space for fridge, space for gas cooker, stainless steel sink and drainer unit, storage cupboard, understairs storage, wooden part glazed door leads to:

#### REAR PORCH

Plumbing for automatic washing machine, door into the store shed, wooden part glazed door and window give access onto the enclosed rear garden.

From the entrance hall stairs lead to the first floor.

#### LANDING

Various doors leading off, airing cupboard housing the Worcester combination boiler supplying the domestic hot water and central heating, access into the roof space.

#### BEDROOM 1

13'3" x 10'0" (4.05m x 3.05m)

Radiator, power points, upvc double glazed window having a pleasant outlook over the front green.

#### BEDROOM 2

11'8" x 9'1" (3.57m x 2.78m)

Upvc double glazed window to rear aspect.

#### BEDROOM 3

9'6" x 6'9" (2.91m x 2.07m)

Upvc double glazed window to front aspect.

#### SHOWER ROOM

Modern wash hand basin with vanity units below, fully tiled shower cubicle with an electric Mira shower, radiator, laminate wood flooring, upvc double glazed opaque window to rear aspect.

#### SEPARATE W.C.

Close coupled w.c., upvc double glazed opaque window to rear aspect.

#### OUTSIDE

The gardens at the front are primarily laid to lawn with a pathway leading to the front door and having shrubs and bushes.

There is off road parking on a first come first serve basis at the front of the property.

To the rear there is a brick built store shed, a timber shed and the garden has a patio area, hardstanding, outside water tap and is enclosed by a combination of close board and timber panel fencing with gated rear access.

#### 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 along Windsor Drive turning left onto Grange Road and at the roundabout turn left onto Tuffley Lane and proceed along here passing the turning into Holmleigh Close where the property can be found just after Emerald Close 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).

