



72 Forest View Road

Tuffley, Gloucester, GL4 0BY

Offers over £350,000



Murdock & Wasley Estate Agents are delighted to present this three-bedroom detached family home, offered to the market with no onward chain and occupying an enviable position with stunning open views to both the front and rear.

Requiring modernisation throughout, this property offers an excellent opportunity to create a superb family home while adding significant value. Its outstanding setting is a real highlight, with a wonderful open outlook to the rear and far-reaching views from both aspects, providing a rare sense of space and privacy.

Further benefits include a driveway, garage, and private rear garden, all ideally positioned to enjoy the surrounding scenery. Conveniently located close to highly regarded schools, local amenities, and excellent transport links, this is a fantastic opportunity to purchase a detached home with enormous potential in a highly sought-after location. Early viewing is highly recommended.



Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, tiled flooring, door to under stairs storage, stairs to landing. Doors lead off:

Wash Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with storage below and taps over, plumbing for washing machine, tiled flooring, rear aspect upvc double glazed window.

Lounge

Television point, data point, power points, wall mounted radiator, herringbone parquet flooring, front aspect upvc double glazed window.

Dining Room

Power points, wall mounted radiator, herringbone parquet flooring, front aspect upvc double glazed window.

Kitchen

Landing

Access to loft via hatch, rear aspect upvc double glazed window, door to airing cupboard. Doors lead off:

Bedroom One

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, rear aspect upvc double glazed window

Bathroom

Suite comprising low level wc, pedestal wash hand basin with taps over, panelled bath with taps and shower over, partly tiled walls, wall mounted radiator, side aspect double glazed window.

Garage

Access via up'n'over door with a wooden personnel door leading to the garden

Outside

To the front of the property a garden laid to lawn sides an drive laid to concrete providing off road parking in front of the garage.

To the rear of the property a garden laid to lawn with mature trees and shrubs with an open outlook to the rear.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold

Local Authority

Gloucester City Council

Tax Band:

Awaiting Vendor Approval

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	68
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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