



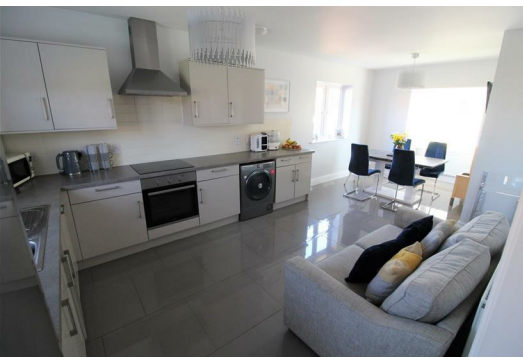
58 Tuffley Crescent

Gloucester, GL1 5NE

Offers over £360,000



MURDOCK & WASLEY ESTATE AGENTS welcome NEW TO THE MARKET this eye catching detached family home located in a popular position. The accommodation comprises of: Entrance hallway, cloakroom, lounge, OPEN PLAN kitchen/diner & utility. Upstairs are four bedrooms, en-suite & master family bathroom. Outside is as impressive with an enclosed & excellent size rear gardens. With a garage & driveway also included we feels this offers fantastic value for money.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, staircase to first floor with under stairs storage cupboard, doors to cloakroom, lounge & kitchen/diner.

Cloakroom

Low level wc & pedestal wash hand basin, radiator, extractor fan.

Kitchen/Diner 24'11" x 10'9" (7.61 x 3.28)

Upvc double glazed box bay window to front, Upvc double glazed window to side & rear, eye & base level units, sink/drain, electric oven with gas hob & hood, space for fridge/freezer, tiled flooring, radiator, power points, door through to:

Utility 6'6" x 5'0" (2.0 x 1.54)

Upvc double glazed door to rear, eye & base level units, sink/drain, plumbing for washing machine, radiator, tiled flooring, part tiled walls, boiler.

Lounge 25'1" x 10'7" (7.66 x 3.23)

Upvc double glazed box bay window to front & Upvc double glazed french doors to rear, television point, two radiators, woodburner.

First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1 13'11" x 10'10" (4.24m x 3.30m)

Upvc double glazed window to rear, radiator, power points, door to:

En-Suite

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, tiled flooring, heated towel rail.

Bedroom 2 12'4 x 11'1 (3.76m x 3.38m)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3 11'1 x 9'2 (3.38m x 2.79m)

Upvc double glazed windows to front & side, radiator, power points.

Bedroom 4 10'8 x 7'6 (3.25m x 2.29m)

Upvc double glazed windows to front, radiator, power points.

Bathroom

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled flooring, heated towel rail, extractor fan, part tiled walls.

Rear Garden

Excellent size garden which is partly paved, mainly laid to lawn, cold water tap, gated side access, door to garage & office,

Garage & Office

Half the garage has been converted to an office with power & lighting. Driveway directly in front.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band E

Awaiting Vendor Approval



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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