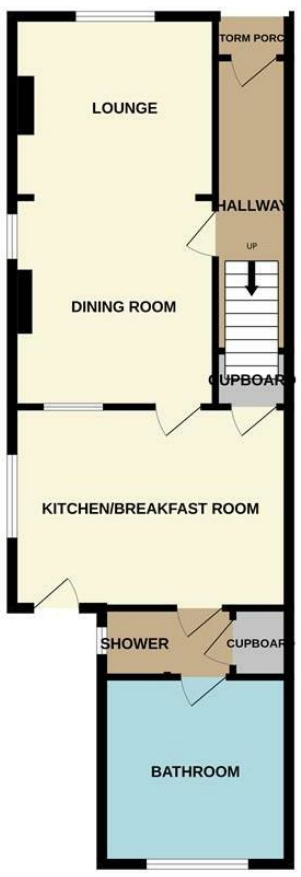
29 Fox Elms Road
Tuffley, Gloucester GL4 0BG

STEVE GOOCH
ESTATE AGENTS | EST 1985



GROUND FLOOR



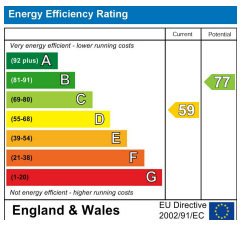


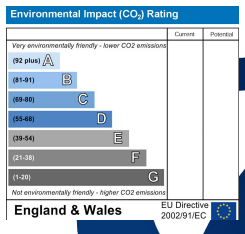
1ST FLOOR





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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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.

Offers Over £299,995

Chain free three double bedroom semi detached villa that has huge potential for modernisation and extension situated in a lovely elevated position with far reaching views and a large rear garden.

Accommodation comprises hallway, dining room that opens to the lounge, 14ft fitted kitchen/breakfast room, bathroom with a white suite, 15ft bedroom one with views, bedroom two with a storage cupboard that houses the Worcester combi boiler and bedroom three that overlooks the rear garden.

Outside you have a driveway leading to the detached garage and a lovely large rear garden with a patio, lawn, former vegetable produce area with a greenhouse and a wild area.

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 under a covered entrance area leads into:

ENTRANCE HALLWAY
Double radiator, stairs lead off.

DINING ROOM
11'9 x 11'6 max (3.58m x 3.51m max)
Coved ceiling, internal sash window to rear elevation, upvc double glazed Georgian style window to side elevation, opening into:

LOUNGE
11'3 x 10' max (3.43m x 3.05m max)
Former open fireplace with a wooden surround and paved hearth, double radiator, upvc double glazed Georgian style window to front elevation.

KITCHEN/BREAKFAST ROOM
14'6 x 11'1 max (4.42m x 3.38m max)
Base and wall mounted units, laminated worktops, tiled splashbacks, double drainer single bowl stainless steel sink unit, gas cooker point, plumbing for an automatic washing machine and dishwasher, tiled floor, two double radiators, space for table and chairs, understairs storage cupboard, upvc double glazed window to side elevation, matching door to rear elevation.

INNER HALLWAY
Pantry, shower enclosure and unit, upvc double glazed window to side elevation.

BATHROOM
9' x 8'3 (2.74m x 2.51m)
White suite comprising panelled bath, low level w.c., pedestal wash hand basin, fully tiled walls, tiled floor, double radiator, upvc double glazed window to rear elevation overlooking the rear garden.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space via a pull down ladder, double radiator.

BEDROOM 1
15' x 10'1 max (4.57m x 3.07m max)
Double radiator, coved ceiling, tv point, telephone point, two upvc double glazed Georgian style windows to front elevation with far reaching views.

BEDROOM 2
12' x 9'2 max (3.66m x 2.79m max)
Cupboard housing the Worcester gas fired combination boiler and shelving, double radiator, upvc double glazed window to rear elevation overlooking the garden.

BEDROOM 3
11'3 x 8'9 (3.43m x 2.67m)
Single radiator, upvc double glazed window to rear elevation overlooking the rear garden.

OUTSIDE
To the front there is a concreted garden with walling surround.

To the side there is a driveway providing off road parking which in turn leads to a:

DETACHED GARAGE
15'9 x 8'2 (4.80m x 2.49m)
Double wooden doors to front elevation, windows to side and rear elevations and power.

To the rear there is a paved patio then steps lead upto the rest of the garden which is partially laid to lawn with plants, shrubs, bushes, trees, greenhouse and a wild garden at the top.

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: 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 St Barnabas roundabout proceed along Stroud Road towards Stroud turning left where signposted into Fox Elms Road where the property can be located.

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