



2 Bybrook Road

Tuffley, Gloucester, GL4 0HF

£300,000



Murdock & Wasley Estate Agents are proud to present this beautifully maintained two-bedroom detached home, located in the desirable area of Tuffley, Gloucester. The property combines modern living with timeless appeal.

The ground floor features an entrance hallway, lounge, open-plan kitchen/diner, and a light-filled conservatory. The modern kitchen is equipped with integrated appliances and ample counter space, making it perfect for everyday living and entertaining.

Upstairs, you'll find two spacious double bedrooms with plenty of natural light and storage, along with a stylish shower room. The property also benefits from a large driveway, providing plenty of off-road parking, and a garage for additional storage or parking space.



Entrance Hallway

Accessed via upvc double glazed door, stairs to first floor landing. Doors lead off:

Lounge

Television point, data point, power points, custom panelling, wall mounted radiator, feature fireplace, front aspect upvc double glazed window.

Kitchen / Dining Area

Range of base, drawer and wall mounted units, laminate worksurfaces, ceramin sink unit with mixer tap over. Appliance points, power points, four ring induction gas hob with extractor over, integral dishwasher and fridge/freezer. Wall mounted radiators, inset ceiling spotlights, laminate flooring, rear and side aspect upvc double glazed window, rear aspect upvc double glazed door leading to garden. Door to under stairs storage. Opening leads off:

Conservatory

Of brick construction, rear and side aspect upvc double glazed windows, rear aspect upvc double glazed french doors leading to the garden.

First Floor Landing

Inset ceiling spotlights, side aspect upvc double glazed window. Door to over stairs storage. Doors lead off:

Bedroom One

Power points, wall mounted radiator, custom built drawers and storage, front aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, custom built storage, rear aspect upvc double glazed window.

Shower Room

Suite comprising corner cubicle with shower over, low level wc, wall mounted wash hand basin with mixer tap over and storage below, partly tiled walls, custom panelling, wall mounted heated towel rail, side aspect upvc double glazed window.

Garage

Accessed via Up'n'Over door with power and lighting. Personal door provides access to garden.

Outside

To the front of the property a concrete driveway, providing off road parking for up to three vehicles, is surrounded by a garden mainly laid to lawn enclosed by low level hedgerow.

To the rear of the property a flagstone patio leads down to a garden mainly laid to lawn enclosed by wooded fencing, hedgerow and mature shrubs.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold

Local Authority

Gloucester City Council
Tax Band C

Awaiting Vendor Approval

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		
England & Wales	67	80
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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