



4 Denham Close

Tuffley, Gloucester, GL4 0SF

£350,000



We are delighted to welcome to the market this show home condition, spacious semi-detached property, tucked away on a quiet no-through road in the popular area of Tuffley.

The home boasts a beautiful open-plan kitchen/diner, perfectly suited for modern family living and entertaining. Offered for sale chain free, this exceptional property is ready to move into.

Further accommodation comprises of: Entrance hallway, lounge, kitchen/diner, four bedrooms, en-suite & the main family bathroom.

Properties of this quality and presentation are rarely available, so early viewing is strongly advised.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, laminate flooring, doors leading to lounge, kitchen/diner & bedroom 4.

Open Plan Kitchen/Diner

Upvc double glazed windows & bi-fold doors to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate induction hob & hood, built in fridge/freezer, dishwasher, washing machine & tumble dryer, recessed down lights, two radiators, power points.

Lounge

Upvc double glazed windows to front, television point, laminate flooring, radiator, power points.

Bedroom 4

Upvc double glazed windows to front, radiator, power points, door to:

En-Suite

Modern white suite comprising of walk in shower, low level wc & pedestal wash hand basin, tiled flooring & tiled walls.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 2

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

Bedroom 3

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

Bathroom

Upvc frosted double glazed window to front, panelled bath, separate shower cubicle & pedestal wash hand basin, partly tiled walls, recessed down lights.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn, shed, gated rear access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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		
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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