



## 33 Stirling Way

Tuffley, Gloucester, GL4 0XR

**£140,000**



Murdock & Wasley Estate Agents are pleased to bring to the open market this first-floor, two-bedroom maisonette, offered with no onward chain and requiring modernisation throughout. The property benefits from a pleasant outlook over green space to the front, a south-facing enclosed communal garden to the rear, and the added advantage of off-road parking and a long lease.



### Entrance Hall

Accessed via a solid wooden door, power point, stairs to first floor landing.

### Landing

Power points, telephone point, access to loft space, storage cupboard, airing cupboard. Doors to all rooms:

### Lounge

Power points, Tv point, electric heater, front aspect wooden glazed window.

### Kitchen

Range of base, wall and drawer mounted units. laminate worksurfaces, stainless steel sink unit with a mixer tap over. Space for cooker, fridge/ freezer, dishwasher and washing machine. Partly tiled walls, front aspect wooden glazed window.

### Bedroom 1

Power points, rear aspect upvc double glazed window.

### Bedroom 2

Power points, rear aspect glazed window.

### Bathroom

Suite comprising panelled bath, low level wc, pedestal wash hand basin. Partly tiled walls, shaver point, side aspect frosted glazed window.

### Outside

Externally there is a south facing communal garden and allocated off road parking.

### Tenure & Charges

Leasehold  
500 years from 1st of May 2000.

Service Charge (inclusive of ground rent) : £850 per annum

### Local Authority

Gloucester City Council  
Council Tax Band: A

### Services

Mains water, electricity & drainage.

### 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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