



## 11 Althorp Close

Tuffley, Gloucester, GL4 0XP

**£275,000**



Murdock & Wasley Estate Agents are delighted to bring to the market this three bedroom semi-detached home, quietly tucked away in Althorp Close, a peaceful cul-de-sac within the popular Tuffley area.

In need of some modernisation the property offers generous and well-balanced living accommodation, complemented by a spacious driveway and a good-sized rear garden, making it an ideal choice for families and those seeking a quiet yet convenient location.



### Entrance Hall

Accessed via upvc double glazed door, dado rail, coving, storage cupboard. Doors lead off:

### Lounge

Tv point, power points, radiator, feature fireplace, dado rail, coving, inset ceiling spotlights, laminate flooring, front aspect upvc double glazed window. Opening to:

### Dining Room

Power points, radiator, space for dining table, dado rail, coving, stairs to first floor landing, laminate flooring, rear aspect upvc double glazed window and French doors leading to the garden. Door to:

### Utility

Base and wall mounted units, laminate worksurface, appliance points, power points, space for washing machine, tumbler dryer and dishwasher. Opening to:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, double oven/ grill with four ring induction hob and extractor hood over, space for fridge/ freezer. Radiator, tiled flooring, coving, partly tiled walls, front aspect upvc double glazed window and rear aspect upvc double glazed sliding doors.

### Bathroom

Suite comprising panelled bath with electric shower over, low level wc, vanity wash hand basin. Radiator, partly tiled walls, tiled flooring, side aspect upvc double glazed window.

### Landing

Doors lead off:

### Bedroom One

Power points, radiator, rear aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

### Bedroom Three

### WC

Low level wc, wash hand basin with mixer tap over and storage below, rear aspect upvc double glazed window.

### Outside

To the front of the property is a tarmacadam driveway providing off-road parking for multiple vehicles, alongside a level lawn enclosed by wooden panelled fencing.

Wooden gates offer convenient side access to the rear garden, along with a useful lean-to area suitable for a variety of purposes.

The rear of the property features an enclosed garden comprising a patio seating area and a level lawn, complemented by an outside tap and a brick-built storage unit.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

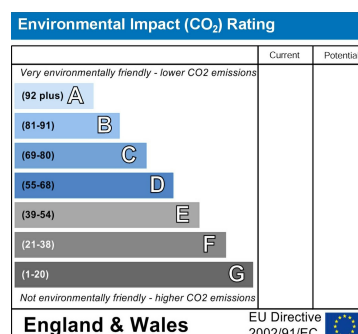
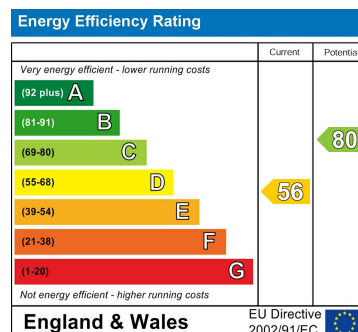
### Local Authority

Gloucester City Council

Council Tax 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.



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