



## 21 Woods Orchard Road

Tuffley, Gloucester, GL4 0BU

**£465,000**



Murdock & Wasley Estate Agents are pleased to offer this spacious and well-presented four-bedroom family home on Woods Orchard Road, Tuffley, available with no onward chain. The property features a modern kitchen and shower room, herringbone parquet flooring, and a generous loft room.

The ground floor provides bright, versatile living spaces including a lounge, dining area, and a stylish kitchen overlooking the rear garden. Upstairs are four well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from scenic views, a large driveway, detached garage, and a private rear garden. Ideally located close to highly regarded schools and local amenities, this home is perfect for families or those looking to upsize in a sought-after area.



### Entrance Hall

Accessed via upvc double glazed door, herringbone wooden parquet flooring, under stairs storage, wall mounted radiator, coving, stairs to landing. Doors lead off:

### Shower Room 8'2" x 6' (2.49m x 1.83m)

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

### Dining Area 11'10" x 10'8" (3.61m x 3.25m)

Power points, wall mounted radiator, herringbone wooden parquet flooring, space for dining room table, front aspect upvc double glazed window, opening leads off:

### Lounge 16'9" x 10'8" (5.11m x 3.25m)

Television point, data point, power points, feature fireplace with surround, wall mounted radiator, herringbone wooden parquet flooring, front aspect upvc double glazed window.

### Kitchen 13'5" x 10'4" (4.09m x 3.15m)

Range of base, drawer and wall mounted units, belfast sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, range cooker with seven ring hob with extractor hood over. Space for tall fridge/freezer, washing machine and dishwasher. Partly tiled walls, inset spotlights, rear aspect upvc double glazed window and rear aspect double glazed door leading to the garden.

### Landing

Rear aspect upvc double glazed window. Doors lead off:

### Bedroom One 14'3" x 10'8" (4.34m x 3.25m)

Power points, wall mounted radiator, built in wardrobe, space for super king bed, front aspect upvc double glazed window.

### Bedroom Two 11'9" x 10'8" (3.58m x 3.25m)

Power points, wall mounted radiator, space for super king bed, front aspect upvc double glazed window.

### Bedroom Three 8'7" x 10'3" (2.62m x 3.12m)

Power points, wall mounted radiator, space for double bed, side aspect upvc double glazed window.

### Bedroom Four 6'10" x 10'3" (2.08m x 3.12m)

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

### Loft Room 28'9" x 11' (8.76m x 3.35m)

Power points, built in eave storage, built in wardrobe, side aspect upvc double glazed windows.

### Detached Garage

Accessed via up'n'over door.

### Outside

To the front of the property a driveway laid to tarmac provides parking for at least three vehicles directing in front of the garage. A garden laid to lawn is bordered bay raised flower beds and enclosed by hedgerow. A wooden gate provides access to the rear.

To the rear of the property a bloc paved patio leads up to a garden partly laid to lawn, bordered by raised flower beds and some mature trees which is enclosed by wooden fencing. Other features include a wooden shed.

### Tenure

Freehold

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council

Tax Band: D

### Agent Note

We have been advised the vendor will offer an indemnity policy for the lack of building regulation paperwork for the loft conversion that pre dates the last purchase of the property in 1999.

### 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 |         |           |
|                                             | 65      | 77        |
| 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                         |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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