



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## 22 Holmleigh Parade Tuffley, Gloucester GL4 0QU



27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | [tuffley@stevegooch.co.uk](mailto:tuffley@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys



**£99,000**

**EPC rating G**

Four bedroom first floor flat of non traditional construction in need of renovation. Situated in a popular location close to local amenities the property benefits from spacious accommodation, predominantly upvc double glazed and no onward chain.

Tuffley has a range of amenities to include excellent schooling for all ages, dentist surgeries, a library, community centre, public houses, a park with a childrens playground, hairdressers, a pet shop, newsagent, a post office and a butchers. A public transport service provides access to and from Gloucester City Centre where a more comprehensive range of amenities can be found.

Upvc double glazed front door leads into:

### **ENTRANCE HALL**

Telephone point.

### **LOUNGE 24'3 x 15'1 max (7.39m x 4.60m max)**

TV point, upvc double glazed window to front elevation overlooking to surrounding area.

### **KITCHEN 13'5 x 6'5 (4.09m x 1.96m)**

Wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit, plumbing for washing machine, two roof lights.

### **RECEPTION 2 18' x 15'7 (5.49m x 4.75m)**

TV point, upvc double glazed window to front elevation overlooking the surrounding area.

### **INNER HALLWAY**

Built in storage cupboard, roof lights.

### **BEDROOM 1 16'10 x 9'2 (5.13m x 2.79m)**

Upvc double glazed window to rear elevation overlooking the surrounding area.

### **BEDROOM 2 12'2 x 11'10 (3.71m x 3.61m)**

Upvc double glazed window to rear elevation overlooking the surrounding area.

### **BEDROOM 3 12'1 x 8'5 (3.68m x 2.57m)**

Telephone point, upvc double glazed window to side elevation overlooking the surrounding area.

### **CLOAKROOM**

Low level w.c., roof light.

### **BATHROOM 7'2 x 5'8 (2.18m x 1.73m)**

Panelled bath, pedestal wash hand basin, wall mounted electric heater, roof light.

### **SERVICES**

Mains water, electricity and drainage.

### **WATER RATES**

To be advised.

### **LOCAL AUTHORITY**

Council Tax Band: A

Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

### **TENURE**

Leasehold.

### **LEASE**

998 Years from 1st January 2006.

### **MAINTENANCE CHARGES**

To be advised.

### **GROUND RENT**

To be advised.

### **VIEWING**

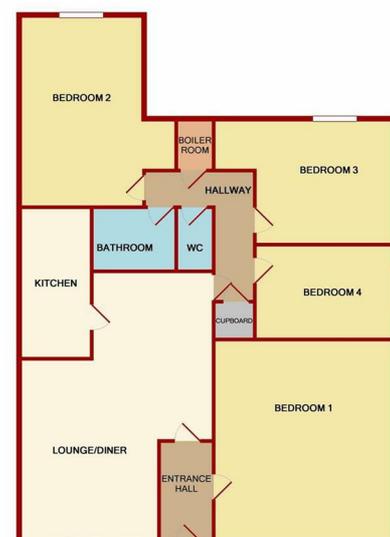
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### **DIRECTIONS**

From our office proceed down Windsor Drive where the property can be located approximately three/four hundred yards on the right hand side opposite Beaufort School.

### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



#### **MISREPRESENTATION DISCLAIMER**

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

