



3 Falfield Road, Tuffley, Gloucester, GL4 0ND

£299,950

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Farr & Farr Sales Lettings 

**3 Falfield Road, Tuffley, Gloucester,
GL4 0ND**

£299,950

**A VERY WELL MAINTAINED SEMI DETACHED
FAMILY HOUSE IN A POPULAR TREELINED
ROAD**

Falfield Road is a very popular treelined residential road approximately 2 1/2 miles to the south of the city centre. Local schooling is close by and access to the southern ring road is within easy reach. Number 3 has been very well looked after and improved in the current ownership and offers good sized family accommodation with the benefits of three good size bedrooms, two receptions and a well fitted kitchen and bathroom. To the exterior, there are enclosed gardens to the rear with a garage and a large timber outbuilding.

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ENTRANCE PORCH

UPVC double glazed front door with leaded light and bevelled glass detail to:-

ENTRANCE HALL

High-quality flooring. Radiator. Staircase to landing with understairs cupboard.

DINING ROOM 11' 8" x 10' 4" (3.55m x 3.15m)

High-quality flooring. Radiator.

SITTING ROOM 13' 3" x 10' 9" (4.04m x 3.27m)

High-quality flooring. Contemporary fireplace. Radiator.

KITCHEN 10' 7" x 6' 9" (3.22m x 2.06m)

Hardwood worktops with inset stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. High-quality flooring. Built-in gas hob and stainless steel and glass front oven. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Radiator. UPVC double glazed door to rear garden.

LEAN TO CONSERVATORY 10' 0" x 7' 6" (3.05m x 2.28m)

High-quality flooring. Double UPVC double glazed doors to rear gardens.

FIRST FLOOR

LANDING

Flank window. Access to loft with retractable ladder.

BEDROOM 1 13' 10" x 10' 6" (4.21m x 3.20m)

High-quality flooring. Radiator. TV point. Dimmer switch.

BEDROOM 2 11' 9" x 9' 7" (3.58m x 2.92m)

Radiator. Cupboard housing Worcester gas fired central heating boiler. Dimmer switch.

BEDROOM 3 10' 9" x 7' 0" (3.27m x 2.13m)

Radiator. Dimmer switch.

BATHROOM

Panelled bath with mixer taps and shower attachment. Fully tiled splashbacks. Vanity unit with wash hand basin and cupboards below. Low level W.C. Part tiled walls. Tiled floor. Vertical heated towel rail/radiator.

EXTERIOR

Front garden predominantly laid to lawns with hedge borders and shared driveway. Path to the front door.

Rear gardens laid predominantly to lawns with path. Enclosed by close boarded fencing. Substantial timber garden shed approximately 35' x 9' with power and light. Outside power and tap.

GARAGE

Double doors to the rear windows. Personal doors to the side. Light.

AGENTS NOTE

EPC: C-73

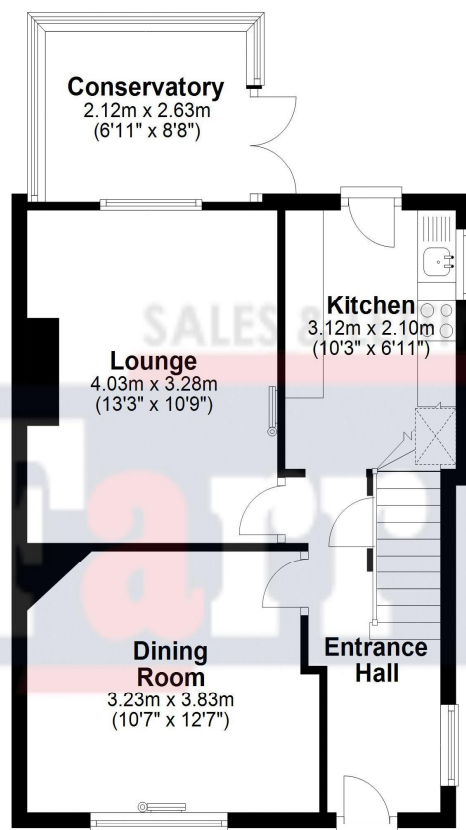
COUNCIL TAX: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



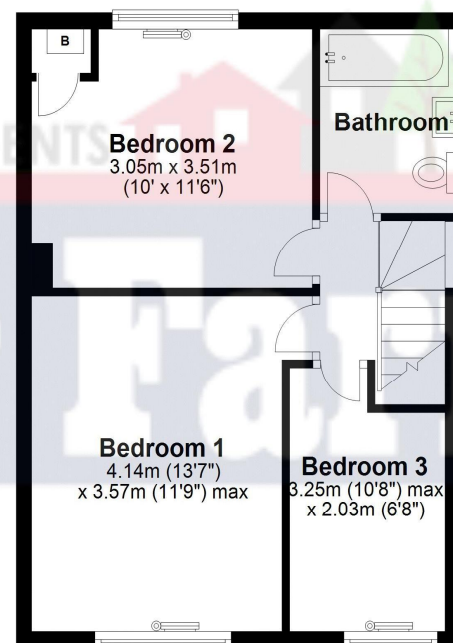
Ground Floor

Approx. 45.6 sq. metres (490.7 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



Total area: approx. 85.6 sq. metres (921.1 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.

Plan produced using PlanUp.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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