



14 Amber Close, Tuffley, Gloucester, Gloucestershire, GL4 0RL

£185,000

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Farr & Farr Sales Lettings 

**14 Amber Close, Tuffley, Gloucester,
Gloucestershire, GL4 0RL**

£185,000

In need of full renovation throughout, this three bedroom property sits within a quiet corner of Tuffley and benefits from a pleasant outlook to the front over a communal green.

A front door opens into a living room which leads through to a surprisingly spacious open plan kitchen / dining room. The kitchen is currently fitted with a good range of wall and base units but could benefit from replacement. Sliding doors lead out to the rear garden which has areas laid to patio, decking and artificial turf.

Three bedrooms sit on the first floor with two good sized doubles and the bathroom comprises a WC, basin and bath.

With a pleasant outlook and lots of potential, Amber Close offers an excellent opportunity for refurbishment.

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ENTRANCE HALL

Radiator. Staircase to landing. UPVC front door.

SITTING ROOM 13' 7" x 13' 3" (4.14m x 4.04m)

Radiator. Wall light points. Window to front. Arch to:-

KITCHEN/DINER 11' 2" x 15' 7" (3.40m x 4.75m)

Double glazed patio doors to garden. Kitchen area within inset stainless steel sink with mixer taps, cupboard and drawers below. Wall and base units. Part tiled walls. Control panel. UPVC double glazed stable door to garden.

FIRST FLOOR

LANDING

Access to loft. Airing cupboard.

BEDROOM 1 13' 0" x 9' 8" (3.96m x 2.94m)

Double radiator. Window to front.

BEDROOM 2 12' 0" x 10' 9" (3.65m x 3.27m)

Radiator. Window to rear.

BEDROOM 3 7' 6" x 7' 0" (2.28m x 2.13m)

Radiator. Window to front.

BATHROOM

Panelled bath. Wash hand basin. Low-level WC. Part tiled walls. Radiator. Frosted window to rear.

EXTERIOR

Front gardens with lawns with path to the front door. Rear gardens with area of decking, brick path and terrace. High close boarded fencing and gated rear access.

AGENTS NOTE

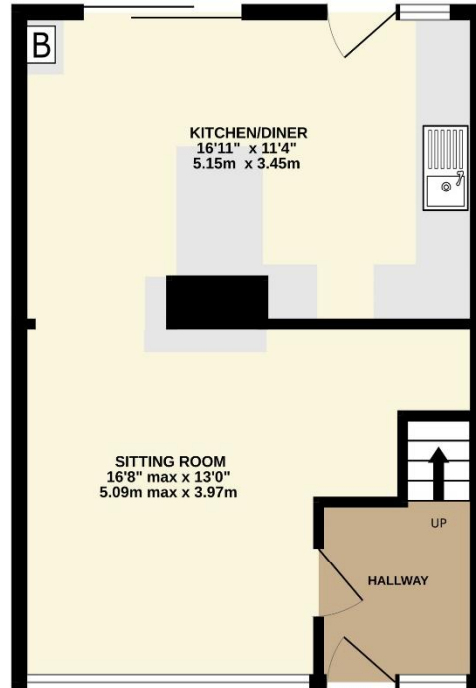
COUNCIL TAX: B EPC: C-73



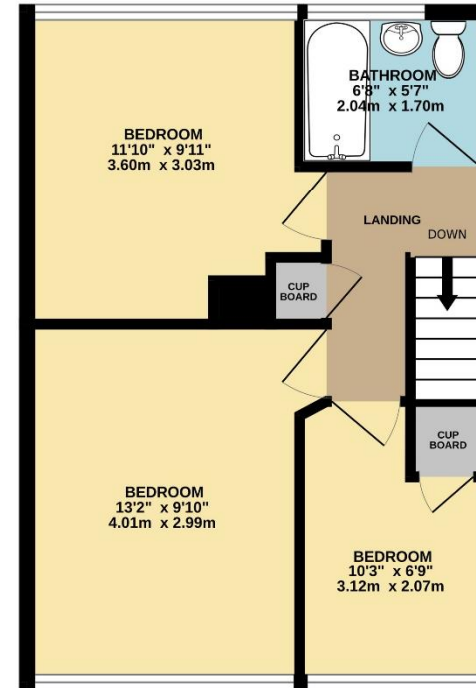
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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