



**Hendingham Close, Tuffley GL4 0XS**  
**£145,000**





## Hendingham Close, Tuffley GL4 0XS

• No onward chain • Two double bedroom upper floor maisonette • Separate kitchen & living accommodation • Allocated parking space • Spacious communal gardens to the rear • Potential rental income of £950 pcm • EPC rating D62 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**£145,000**

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### Entrance Hallway

Hallway offers space for shoes and coats with stairwell leading to the landing area.

### Landing

Spacious landing provides access to both bedrooms, living room, kitchen, bathroom and to the loft above.

### Living Room

Generous sized living room with window overlooking the front aspect.

### Kitchen

The kitchen boasts ample worktop and storage space with plumbing for an automatic washing as well as room for other free standing appliances. Window overlooks the front aspect.

### Bedroom One

Double bedroom window overlooking the rear aspect.

### Bedroom Two

Double bedroom with window overlooking the rear aspect.

### Bathroom

White suite tiled family bathroom comprising of w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the side aspect.

### Outside

Located to the rear of the property, a large lawned communal garden is found enclosed with fenced borders with gated access. The property also benefits from an allocated parking space next to the property itself.

### Location

The popular suburb of Tuffley is located in the Historic City of Gloucester with a mix of properties. It is ideally placed for local amenities including both primary and secondary schooling, Tesco Metro, play park and local Tuffley Rovers football club alongside many other local amenities. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the Cathedral and various listed buildings throughout. Junction 12 of the M5 motorway is just over 3 miles away, giving easy access to Cheltenham and Bristol.

### Material Information

Tenure: Leasehold property with 475 years remaining on the lease. Service charge of £850 per annum is payable to BAM estates with no ground rent payable on the property.  
\*Information correct as of 30/5/25\*

Local authority and rates: Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026.

Electricity supply: Mains

Heating: Gas Central Heating

Water supply: Mains

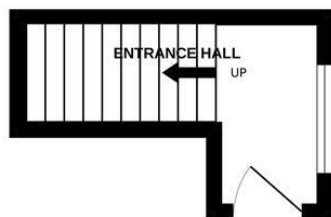
Sewerage: Mains

Broadband speed: Standard 3 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed.

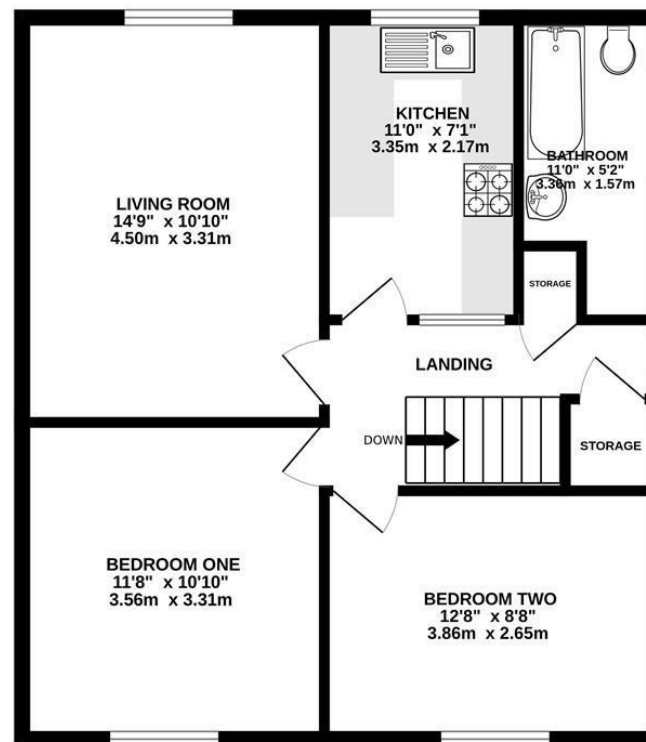
Mobile phone coverage: EE, Vodafone, Three, O2.



GROUND FLOOR



1ST FLOOR



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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