



**Kemble Road, Tuffley GL4 0JH**  
**£200,000**



## Kemble Road, Tuffley GL4 0JH

• Laing easi-form construction property • Two/three bedroom end terraced • Partly renovated property • Spacious living accommodation throughout • Positioned on a generous sized plot with potential to create off-road parking • Potential rental income of £925 pcm • EPC rating C73 • Gloucester City Council - Tax band A (£1,298.95 per annum)

**£200,000**



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

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### Entrance Hallway

Hallway with space for shoes and coats providing access to the spacious living accommodation and stairs leading to the first floor.

### Lounge / Diner

The generous sized lounge provides space for dining or office area if required. Access is provided to the conservatory, via sliding doors, and kitchen with window overlooking the front aspect.

### Conservatory

The conservatory provides additional living space overlooking the rear garden.

### Kitchen

The kitchen is generous in size with window overlooking the rear garden and door providing access to the garden itself. Modern appliances and fittings are ready to be installed into the kitchen whilst access to an additional utility area is also provided.

### Utility Room

The room provides ideal space for utility appliances and plumbing for a downstairs w.c if required.

### Landing

The light and airy landing, with window overlooking the front aspect, provides access to all three bedrooms, bathroom, loft and to a built-in cupboard on the landing itself.

### Bedroom One

Double bedroom with window overlooking the rear aspect. The bedroom also benefits from built-in wardrobe space.

### Bedroom Two

Double bedroom with window overlooking the rear aspect.

### Bedroom Three / Study

Single bedroom or study room with potential to create built-in storage space. Window overlooks the front aspect.

### Bathroom

Spacious bathroom with modern appliances ready to be fitted to include bath with shower attachment over. W.c and wash hand basin already installed and window overlooking the front aspect.

### Outside

Generous sized enclosed rear garden mainly laid to lawn. Gated side access leads to the side of the property where an additional lawned area can be used to create ample off-road parking if required.

### 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.

### Local Authority, Services & Tenure

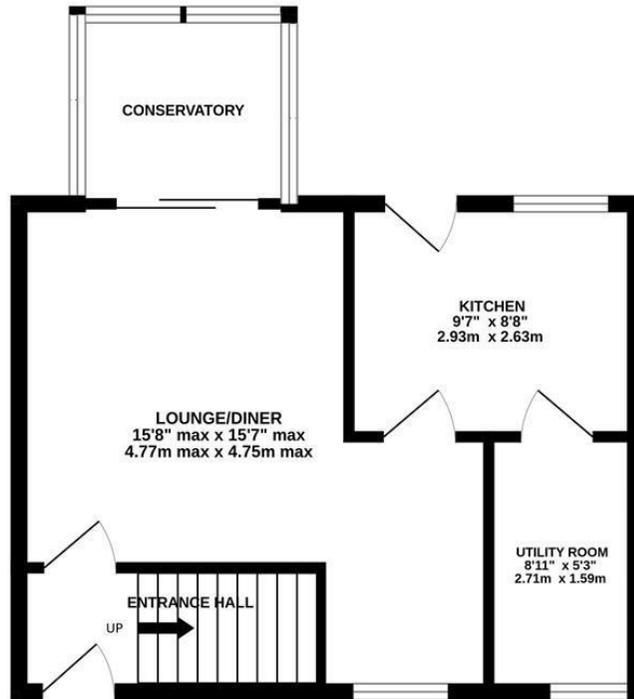
Gloucester City Council - Tax band A (£1,298.95 per annum).  
Mains gas, electric, water and drainage are connected to the property.  
Freehold.

### Agents Note

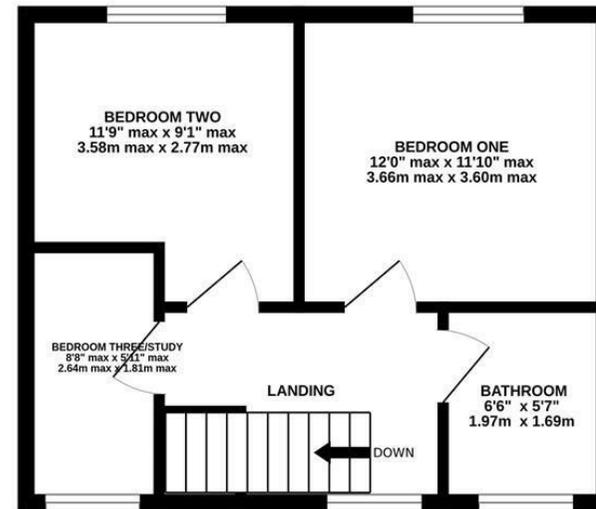
Please note the property has been partly refurbished including being fully rewired. The bathroom fittings will be sold with the property ready for installation as well as the kitchen fittings excluding oven, hob and work surfaces. The property is also of Laing Easi-Form construction



**GROUND FLOOR**  
410 sq.ft. (38.0 sq.m.) approx.



**1ST FLOOR**  
339 sq.ft. (31.5 sq.m.) approx.



**TOTAL FLOOR AREA : 749 sq.ft. (69.5 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

