



R B WALTERS ESTATE AGENTS

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Enborne Close, Tuffley, Gloucester, GL4 0RE.

Use This Section to Record Your Own Personal Property Notes -

Link Detached House

Garage and Parking

Good Size Rear Garden

Close to Good Schools and Local Shops

New Windows, Bathrooms and Doors

Cul-de-sac Location

Bathroom and Cloakroom

Three Bedrooms

Access to a Little Known Playing Field

Motivated Seller

£300,000

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Located in a small cul-de-sac this property has a good size rear garden and has been significantly improved by the current owners with new windows and doors, new boiler and new bathroom and floor coverings in the past few years.

The property is ideally situated for St Peters school and within walking distance of local shops. Well presented the accommodation is of generous proportions with a good size lounge, cloakroom and a kitchen/diner which runs across the full width of the house to the rear with doors to the garden. Upstairs there are three bedrooms and a bathroom.

Outside there is off road parking with scope to increase this and a garage which can also be accessed from the rear. The garden is of particularly good size with a lawn and patio and it enjoys almost total privacy being completely screened from the rear where there is a little know play field which can be accessed directly from the garden and is generally only used by residents of the close.

The property is being sold by motivated sellers who have seen a property they like and are keen to secure a sale to avoid being disappointed.

Bedroom 14' 7" x 8' 11" (4.44m x 2.72m)

Bedroom 9' 10" x 9' 9" (2.99m x 2.97m)

Bedroom 11' 6" x 7' 1" (3.50m x 2.16m)

Bathroom

OUTSIDE

Driveway Parking

Garage

Rear Garden

Entrance Hall

Cloakroom

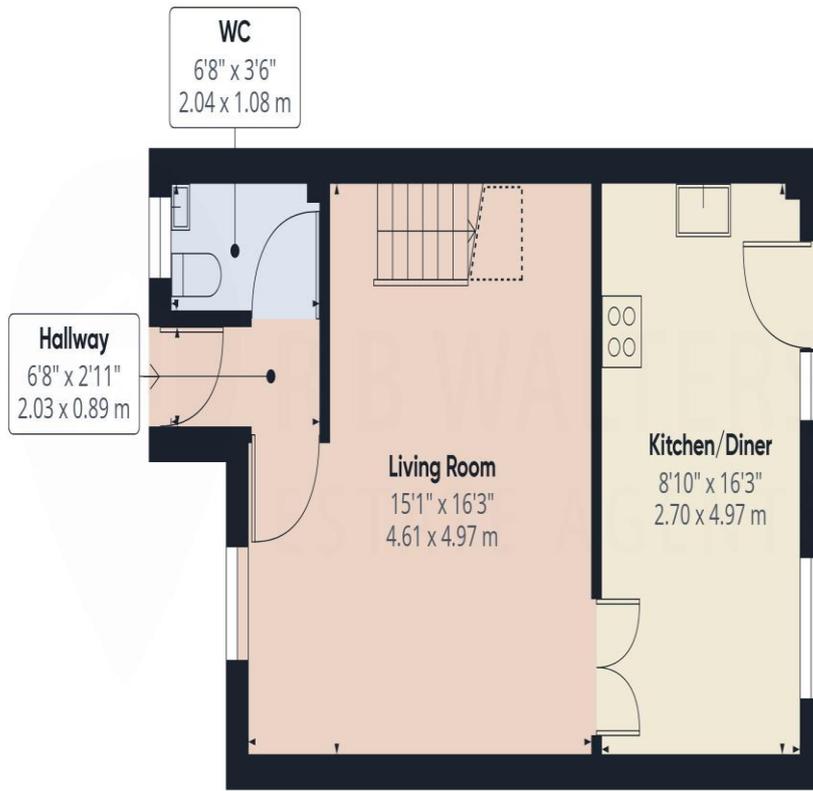
Lounge 16' 3" x 15' 1" (4.95m x 4.59m)

Kitchen/Diner 16' 3" x 8' 10" (4.95m x 2.69m)

First Floor Landing

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Ground Floor

Approximate total area¹⁰

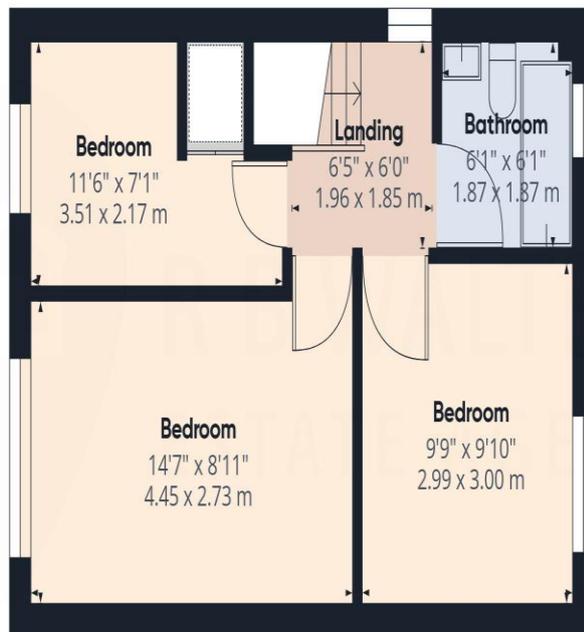
783.15 ft²

72.76 m²

Reduced headroom

13.2 ft²

1.23 m²



Floor 1

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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