

ESTATE AGENTS



Farr & Farr

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PRICE: £169,950

REF: LG24169/JF

**8 HALE CLOSE
TUFFLEY
GLOUCESTER
GL4 0WH**



**A VERY WELL MAINTAINED AND ATTRACTIVE MODERN
TOWNHOUSE IN A LOVELY SEMI HIDDEN POSITION**

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8 HALE CLOSE, TUFFLEY, GLOUCESTER

Hale Close is in a courtyard development just off Lasborough Drive and Cardinal Drive in this convenient part of Tuffley. Excellent local shopping and transport facilities are both within easy reach.

The property is situated and fronting an area of green and footpath and offers good sized practical accommodation with 2 double bedrooms and an upstairs bathroom, open plan living room/kitchen and cloakroom. Additionally it is heated by gas, has double glazing and to the exterior a small area with outside seating and allocated parking.

TWO DOUBLE BEDROOMS: BATHROOM: OPEN PLAN "L" SHAPED SITTING ROOM/KITCHEN: CLOAKROOM: GAS CENTRAL HEATING: UPVC DOUBLE GLAZING: ALLOCATED PARKING: SMALL OUTSIDE SEATING AREA:

ENTRANCE HALL:

Composite front door. Consumer box.

CLOAKROOM:

Low level W.C. Pedestal wash hand basin. Radiator. Door to:-

LOUNGE/KITCHEN: 16'6 x 15'10.

Lounge area with two radiators. Staircase to landing. Cupboard. Wall thermostat. Telephone point. Window to the front. Opening to Kitchen area comprehensively fitted with single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units. Worktops. Matching splashbacks. Built in Hotpoint glass and stainless steel fronted oven with four ring gas hob, glazed back plate and cooker hood. Built in washing machine. Space for dishwasher. Built in fridge and freezer. Inset ceiling spotlights. Dimmer switches.





FIRST FLOOR:

LANDING:

Access to loft. Airing cupboard with Potterton gas fired central heating boiler and shelving.

BEDROOM 1: 10'4 x 10'2.

Radiator. Wardrobe cupboard.



BEDROOM 2: 10'3 x 6'10.
(Plus deep door recess).



BATHROOM:

White suite of panelled bath with mixer taps with shower attachment, glazed screen and tiled splashbacks. Pedestal wash hand basin. Low level W.C. $\frac{3}{4}$ tiled walls. Vertical heated towel rail. Vinyl floor. Inset ceiling spotlights. Extractor fan.



EXTERIOR:

Small area of front gardens with lawns. Path to front door. Allocated parking to the rear.





EPC: C-80

AGENTS NOTE:

All room sizes are approximate

Copeland Park Management Charge £232.31 PA (APPROX)

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT