

ESTATE AGENTS



# Farr & Farr

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**PRICE: £197,500**

**REF: LG24244/JF**

**7 BROOKTHORPE CLOSE  
TUFFLEY  
GLOUCESTER  
GL4 0LJ**



**AN ATTRACTIVE END OF TERRACE MODERN HOUSE IN A  
POPULAR CUL DE SAC**

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## **7 BROOKTHORPE CLOSE, TUFFLEY, GLOUCESTER**

Brookthorpe Close is a small and popular cul de sac situated just off Tuffley Lane in this sought after area. Good schooling and transport facilities are close by and access to the M5 motorway and its fast routes to both North and South are within easy reach.

Number 7 offers good sized accommodation with the benefits of a large Westerly backing garden and adjoining garage as well as internally, two bedrooms and a useful conservatory. It is heated by gas, has double glazing throughout and to the front there is parking for two cars.

**TWO BEDROOMS: BATHROOM: SITTING ROOM: KITCHEN: LARGE  
CONSERVATORY: GAS CENTRAL HEATING: UPVC DOUBLE GLAZING:  
CAVITY WALL INSULATION: ATTACHED GARAGE WITH SMALL WORKSHOP:  
WIDER THAN AVERAGE WESTERLY BACKING LANDSCAPED PRIVATE  
GARDENS:**

Upvc double glazed front door with etched and coloured glass detail to:-

### **ENTRANCE PORCH:**

Light. Shelved store cupboard. Meter cupboard and 15 light glazed door to:-

### **ENTRANCE HALL:**

Parquet flooring. Radiator. Arch to kitchen. Door to:-

### **SITTING ROOM: 17'8 x 11'9.**

Timber fireplace with flue. Coved ceiling. Two radiators. T.V point. Staircase to landing. Full height window and Upvc double glazed French doors to:-







**CONSERVATORY: 11'6 x 11'4.**

Double radiator. High quality flooring. Upvc double glazed French doors to terrace and garden.



**KITCHEN: 10' x 7'3.**

Inset stainless steel sink with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Vinyl floor. Space for cooker and fridge/freezer. Plumbing for washing machine and dishwasher. Part tiled walls. Spotlights. Window to the front.



**FIRST FLOOR:**

**LANDING:**

Access to loft with retractable ladder.

**BEDROOM 1: 12'4 x 9'8.**

Radiator. Double wardrobe cupboard. Shelled upstairs deep cupboard. Second wardrobe cupboard.





**BEDROOM 2: 10' x 6'8.**

Radiator.



**BATHROOM:**

White suite of panelled bath with Mira electric shower. Low level W.C. Wash hand basin with cupboards below. Three walls fully tiled. Radiator. Vinyl flooring. Inset ceiling spotlights.



**EXTERIOR:**

Front garden predominantly laid to lawn with path to front door. Gravel drive with parking for up to 2 cars surrounded by fence.

**GARAGE: 16'2 x 8'3.**

Up and over door. Power and light. Eaves storage. Half glazed door to:-

**WORKSHOP/STORE: 8'6 x 7'7.**

Glazed door to:-

Rear gardens with lean to store and greenhouse. Laid to split level terrace with gravel path and lawns. Shrub bed borders including roses. All enclosed by hedging and fencing giving a good deal of privacy. Outside light.





**EPC: TBC**

**AGENTS NOTE:**

**All room sizes are approximate**

**VIEWING STRICTY BY APPOINTMENT THROUGH THE AGENT**