



MICHAEL TUCK
ESTATE & LETTING AGENTS

47 Windfall Way, Gloucester

Gloucester

£390,000

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Gloucester, Gloucester

This Spacious & Modern four bedroom detached property would make the ideal family home. It is situated on a modern development off the sought after Elmbridge Road In Longlevens which offers easy access to a range of local amenities!

In brief the property comprises of: entrance hall, downstairs cloakroom, spacious lounge, dining room, modern fitted kitchen/breakfast room, utility room, first floor landing, three double bedrooms, one single bedroom/home office, family bathroom and en-suite to master.

Further benefits include: upvc double glazing, modern gas central heating, enclosed rear garden, garage and off road parking for two cars!

Property for sale through Michael Tuck Estate Agents. Approximate rental value of £1,950pcm , please contact Michael Tuck Lettings in Abbeymead for more details.

- Well presented throughout
- Sought after location
- Upvc double glazing
- En-suite to master
- Energy rating C & council tax band E
- No onward chain
- Garage & off road parking
- Enclosed South Westerly Facing rear garden



Entrance Hall**Cloakroom****Lounge**

Dimensions: 23' 7" x 11' 7" (7.18m x 3.53m).

Kitchen/Breakfast Room

Dimensions: 13' 4" x 10' 9" (4.06m x 3.27m).

Dining Room

Dimensions: 10' 10" x 9' 8" (3.30m x 2.94m).

Utility room

Dimensions: 6' 6" x 5' 7" (1.98m x 1.70m).

First Floor Landing**Bedroom 1**

Dimensions: 10' 9" x 10' 1" (3.27m x 3.07m).

En-suite

Dimensions: 10' 8" x 3' 4" (3.25m x 1.02m).

Bedroom 2

Dimensions: 11' 6" x 10' 0" (3.50m x 3.05m).

Bedroom 3

Dimensions: 11' 0" x 10' 6" (3.35m x 3.20m).

Bedroom 4

Dimensions: 10' 8" x 7' 4" (3.25m x 2.23m).

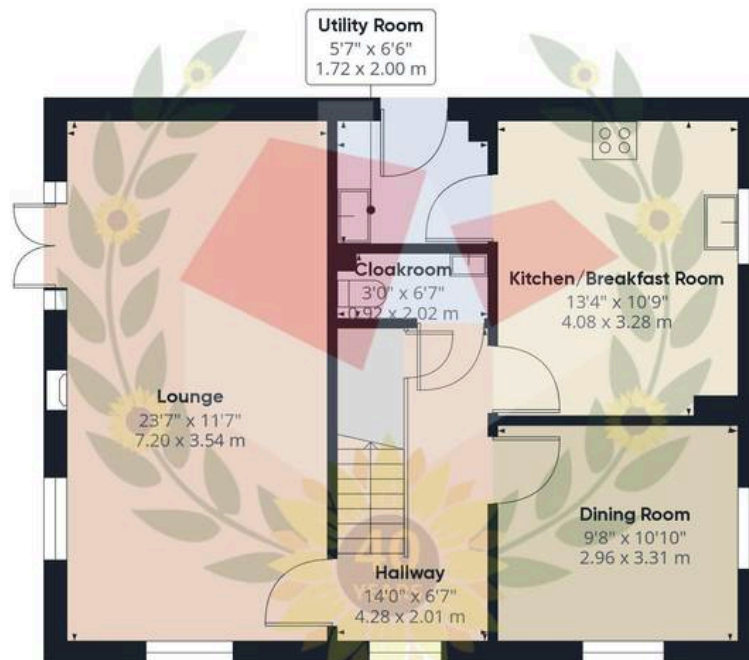
Family Bathroom

Dimensions: 7' 7" x 6' 2" (2.31m x 1.88m).

Garage**Additional Information From Seller**

Utilities • Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – fibre to cabinet Agents Note We believe the property to be a Steel Frame Construction. We advise any prospective buyers to make independent enquiries for lending purposes.





Ground Floor

Approximate total area⁽¹⁾

1300.41 ft²

120.81 m²



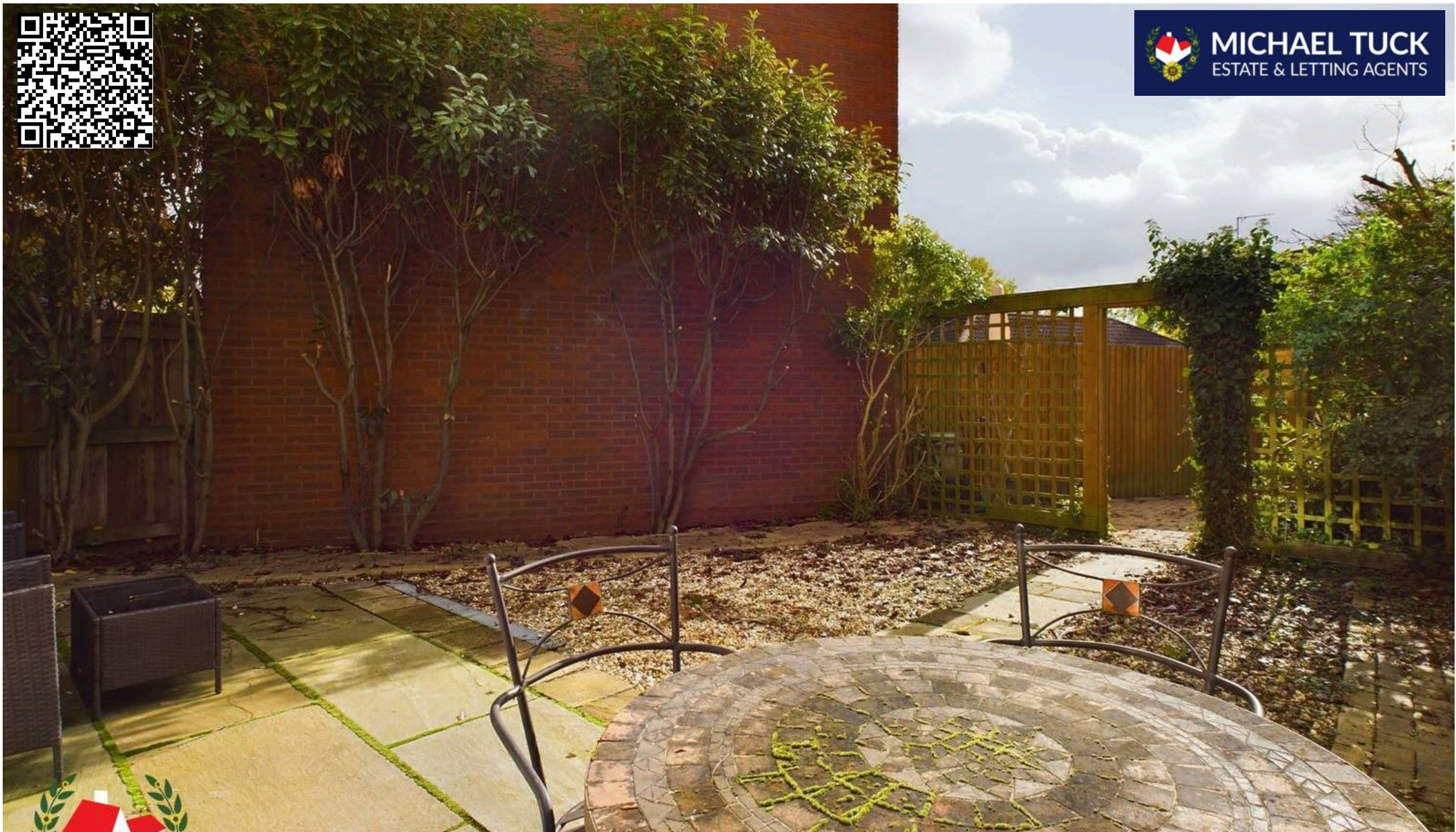
Floor 1

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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