



MICHAEL TUCK
ESTATE & LETTING AGENTS



31 Woodruff Close, Gloucester – GL4 6YL

Gloucester

Guide Price £240,000

31 Woodruff Close

Gloucester

Offered to the market with NO ONWARD CHAIN this beautifully presented three-bedroom terraced home boasts a stylish NEWLY FITTED KITCHEN/DINER, THREE DOUBLE BEDROOMS, a CONSERVATORY, GARAGE and OFF-ROAD PARKING, this fantastic home is perfectly suited to first-time buyers, growing families and investors alike.

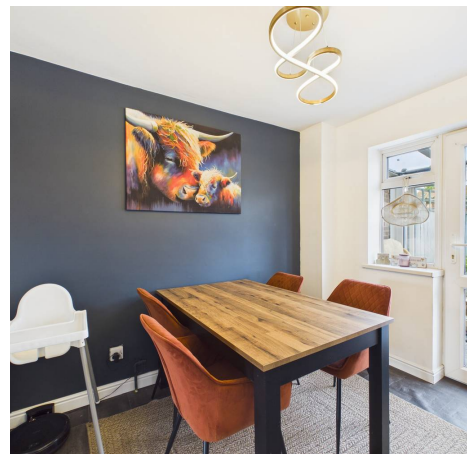
The accommodation begins with a welcoming entrance hallway leading to the lounge, creating the perfect place to relax. To the rear of the property is the impressive NEWLY FITTED KITCHEN/DINER perfect family dining and entertaining. Completing the ground floor is a convenient cloakroom and a conservatory, providing additional living space with views over the rear garden.

Upstairs, the property continues to impress with three well-proportioned double bedrooms, a rare feature for homes of this style, together with a family bathroom.

Externally, the enclosed rear garden offers an ideal space for outdoor dining, entertaining or simply enjoying the warmer months. The property further benefits from a garage, off-road parking for one to two vehicles.

Situated in the popular GL4 area, Woodruff Close enjoys a convenient location within easy reach of a range of local amenities, supermarkets, regular bus services and well-regarded schools, including Gloucester Academy and Moat Primary School. The beautiful Robinswood Hill Country Park is also just a short distance away, offering scenic walking trails, open green spaces and panoramic views across Gloucester, whilst excellent road links provide easy access to Gloucester City Centre, Cheltenham and the M5 motorway.

- NO ONWARD CHAIN
- NEWLY FITTED KITCHEN
- TERRACED HOUSE



Potential rental value of £1,300 pcm in current condition.
Please contact Michael Tuck Lettings in Abbeymead for more details

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Hallway

Lounge

11' 3" x 13' 11" (3.43m x 4.24m)

Kitchen/Diner

17' 8" x 9' 4" (5.39m x 2.85m)

Conservatory

9' 1" x 4' 10" (2.77m x 1.47m)

Cloakroom

2' 8" x 4' 7" (0.81m x 1.40m)

Landing

Bedroom 1

8' 6" x 12' 8" (2.59m x 3.86m)

Bedroom 2

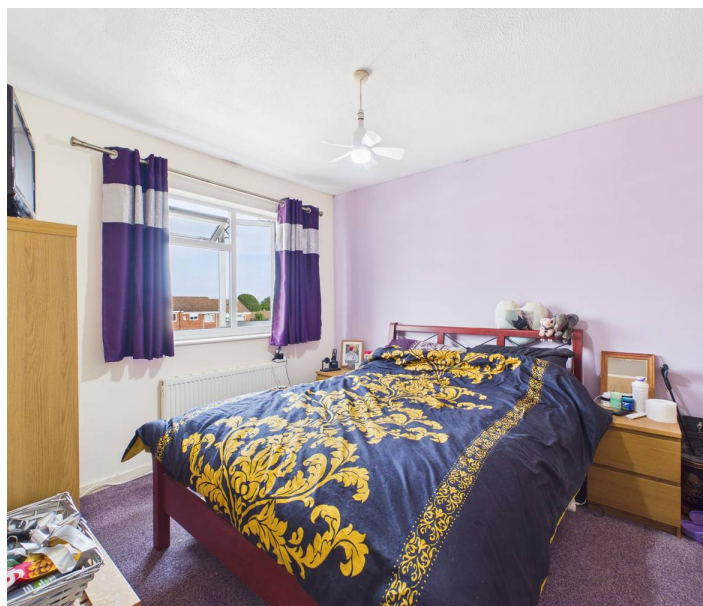
9' 8" x 11' 7" (2.95m x 3.53m)

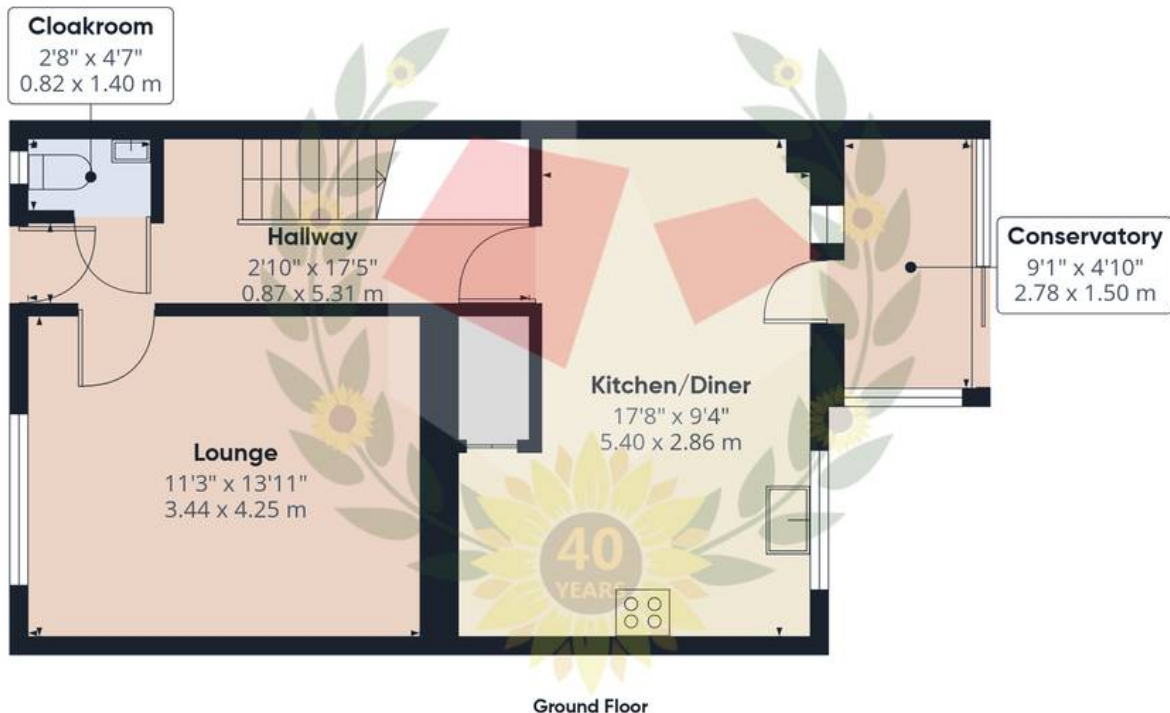
Bedroom 3

8' 10" x 9' 7" (2.69m x 2.92m)

Bathroom

7' 6" x 6' 8" (2.29m x 2.03m)

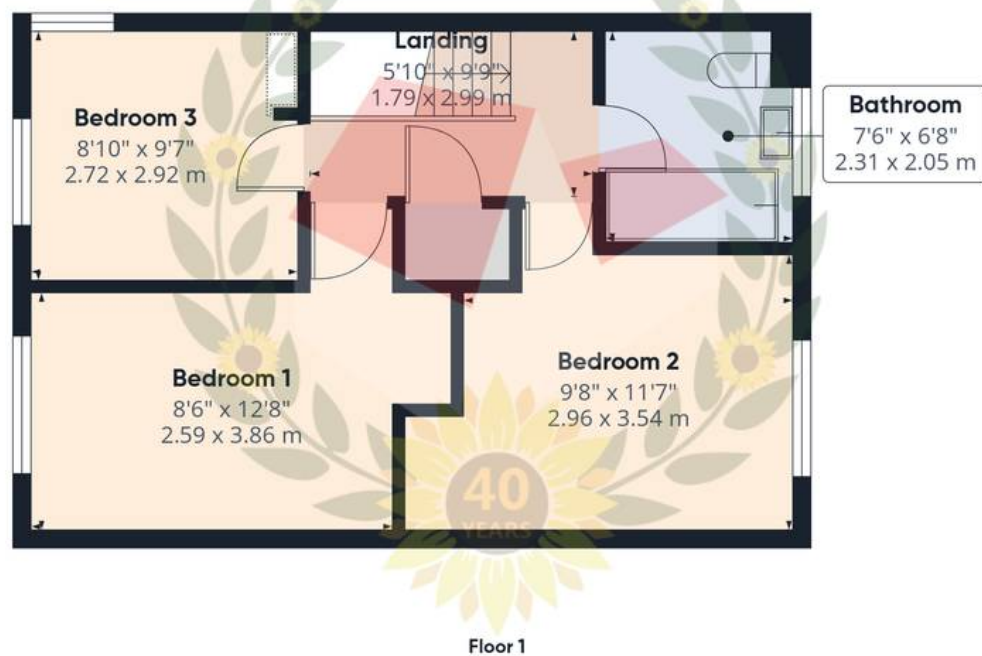




Approximate total area⁽¹⁾

933 ft²

86.6 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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