



**REDBRICK**  
ESTATES

25 Arlingham Road  
Tuffley  
Gloucester  
Gloucestershire.  
GL4 0LY

92,950



Ref: PRA10107

Viewing Instructions: Strictly By Appointment Only

[www.redbrickestates.com](http://www.redbrickestates.com)

## General Description

-Three Bedrooms - Double Glazing - Downstairs Shower Room - Requires Refurbishment

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## Accommodation

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### Hallway

Ceiling light. Stairs to first floor.

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### Lounge/diner (18' 4" x 17' 5") or (5.58m x 5.31m)

'L' Shaped lounge diner. Ceiling light. Power points. Upvc window to front. Upvc patio doors to conservatory. TV point. Under stairs cupboard. Telephone point. Gas fire.

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### Kitchen (10' 0" x 9' 6") or (3.05m x 2.89m)

Ceiling light. Upvc window to rear. Tiled walls. Base units. Sink with single drainer and mixer tap over. Power points. Storage area. Storage cupboard.

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### Wetroom (5' 1" x 5' 1") or (1.56m x 1.56m)

Ceiling light. Part tiled walls. Upvc window to front. Electric fan heater. Electric shower. Suite c/o low level w/c and wash basin.

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### Conservatory (9' 3" x 9' 2") or (2.83m x 2.79m)

Power points. Sliding door to rear garden.

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### Landing

Ceiling light. Upvc window to front.

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### Bedroom 1 (12' 7" x 11' 11") or (3.83m x 3.62m)

Ceiling light. Upvc window to rear. Power points. Airing cupboard containing hot water tank.

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### Bedroom 2 (10' 9" x 8' 4") or (3.28m x 2.55m)

Ceiling light. Upvc window to rear. Power points. Built in cupboard.

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### Bedroom 3 (9' 0" x 7' 9") or (2.74m x 2.37m)

Ceiling light. Upvc window to side. Power points.

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### Bathroom (6' 3" x 5' 6") or (1.91m x 1.68m)

Upvc window to front. Part tiled walls. Suite c/o bath and wash basin. Ceiling light.

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## Toilet

Ceiling light. Upvc window to front. Toilet. Hand rail.

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## Rear Garden

Enclosed garden. Paved area. Gravelled area. Range of shrubs and trees. Large shed with power and lighting.

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## Services

### Tenure

We are informed that the tenure is Not Specified

### Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*