

**FOR SALE**



**Charlecote Avenue, Tuffley, Gloucester**

**2 Bedrooms, 1 Bathroom, Terraced House**

**Asking Price Of £192,950**

**MARTIN&CO**



- Mid-Terrace Home
- Well Presented Throughout
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Double Glazing
- Gas Central Heating
- Enclosed Rear Garden
- EPC D
- CTax B

#### DESCRIPTION

Martin & Co are delighted to offer this 2 double bedroom mid-terrace home with entrance hall, lounge, modern kitchen, family bathroom with shower over the bath. The property is double glazed throughout, gas central heating and benefits from off road parking & garden. Tax Band B, EPC Rating D, No Chain

#### ENTRANCE HALL

enter via the front door into the hall, stairs to first floor, door to the lounge

#### LOUNGE

window to the front, door to the kitchen

#### KITCHEN/BREAKFAST ROOM

kitchen across the back of the house with a good range of eye and base units and worktop space, oven and hob, space and plumbing for dishwasher, door to the garden, window to the rear

#### BEDROOM

double bedroom to the front

#### BATHROOM

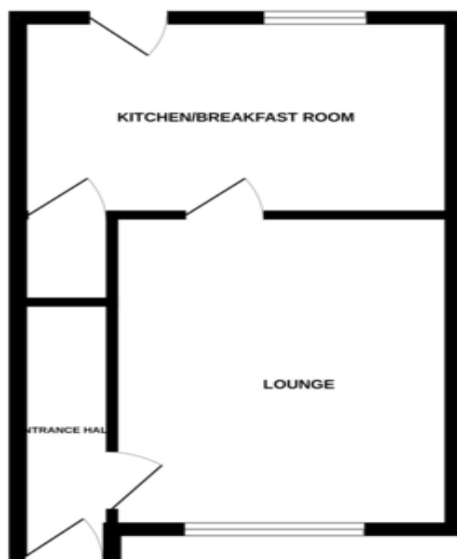
modern white suite with WC, wash basin and bath with shower over, window to the rear

**OUTSIDE** to the front is a gravelled drive area for parking, the rear is an enclosed garden

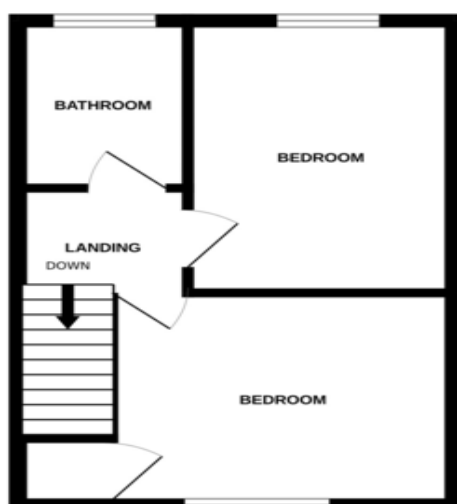
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 53                      | 63        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Martin & Co Gloucester

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.