

FOR SALE



Denham Close, Tuffley, Gloucester

2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

Asking Price Of £239,995

MARTIN&CO



- Semi Detached Bungalow
- 2 Bedrooms
- Good Sized Lounge/Diner
- Conservatory
- Kitchen
- Modern Shower Room
- UPVC Double Glazing & GCH
- EPC – D
- CTAx B

DESCRIPTION

Ready to move in - this well looked after vacant 2 bedroom semi-detached offering 2 bedrooms, a good sized lounge/diner, conservatory, kitchen and refitted shower room, modern UPVC double glazing, gas central heating CTAx - B, EPC D, ample parking on the drive, carport and enclosed rear garden - no chain

PORCH

Small enclosed porch with UPVC door that leads to the front door into:-

HALLWAY

with doors to the lounge, bedrooms and shower room, cupboard

LOUNGE/DINER

a generous lounge diner with feature fire place, door and window to the rear, door into the kitchen

KITCHEN

windows to the side and rear, double doors to the conservatory, range of eye and base units with worktop over, sink and drainer, space for appliances, pantry cupboard, freestanding cooker

CONSERVATORY

stretching across the back of the house and enjoying views over the garden this offer a nice extra room to the property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



SHOWER ROOM

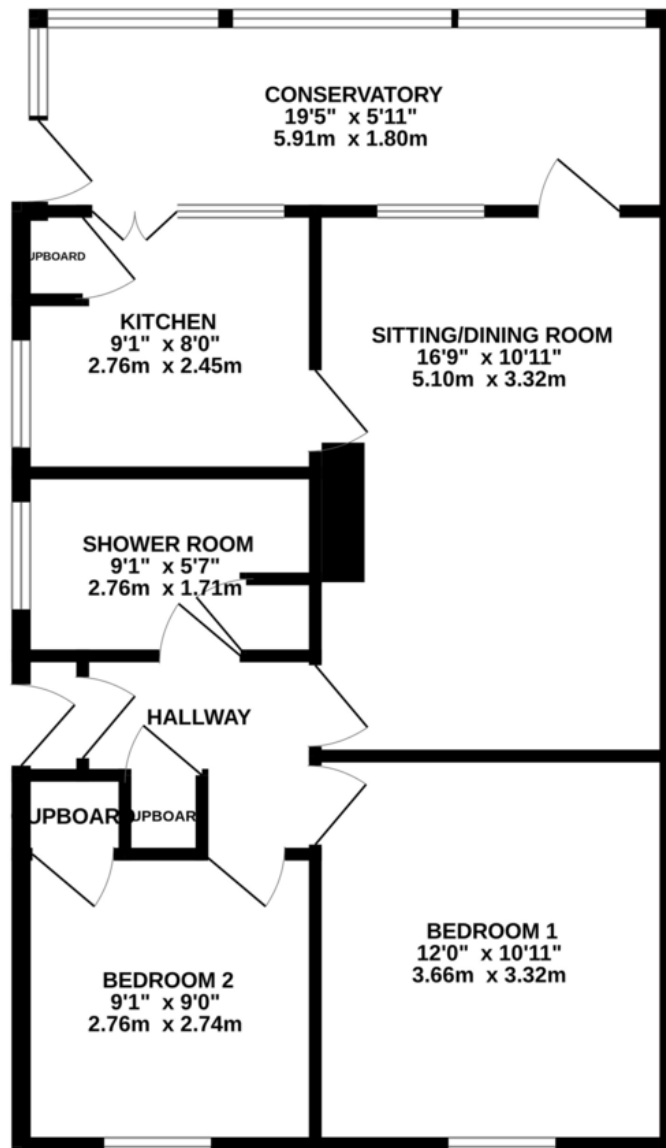
modern fitted double walk in shower, wash basin and WC, cupboard and window to the side

OUTSIDE

A good sized front garden laid to gravel with ample parking leading to a useful carport and enclosed rear garden offering a gravelled area with patio slab pathways, hard standing for shed and area of lawn



GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 sq.m.) approx.

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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