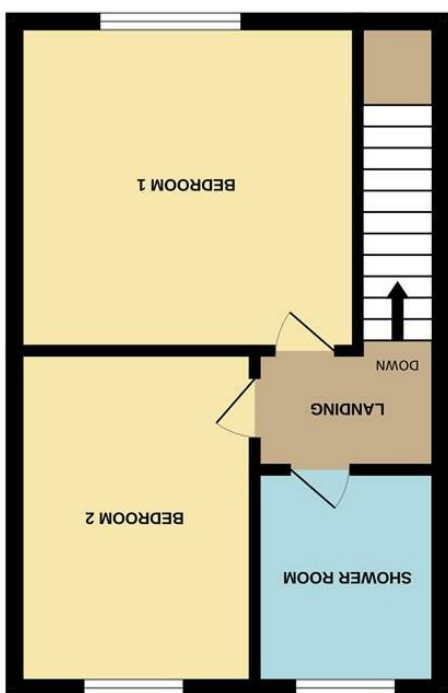
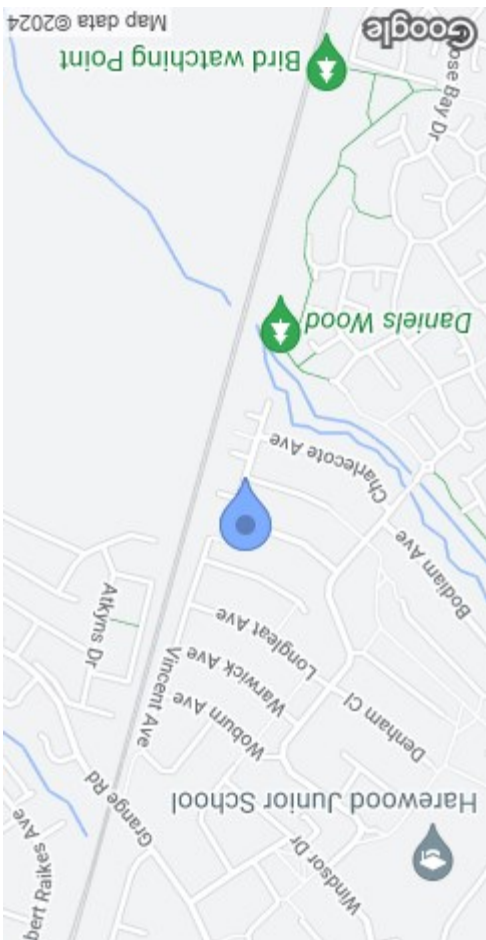




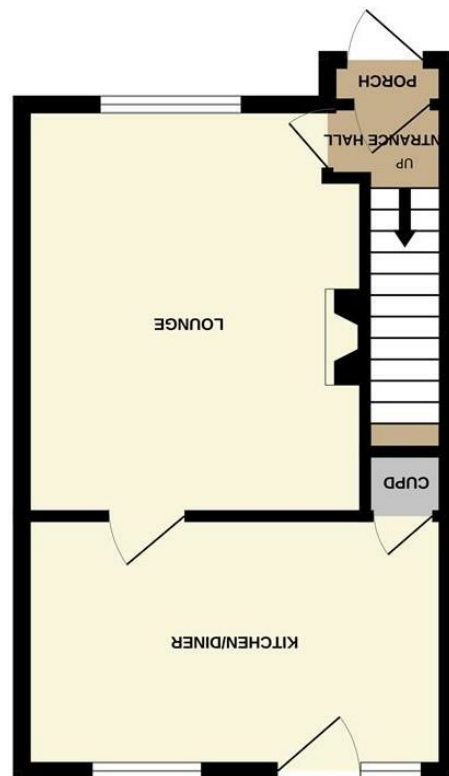
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

While every attempt has been made to ensure the accuracy of the layout 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 service, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (92-100)	A (1-10)
B (81-91)	B (11-20)
C (69-80)	C (21-30)
D (55-68)	D (31-40)
E (39-54)	E (41-50)
F (21-38)	F (51-60)
G (1-20)	G (61-80)



1ST FLOOR



GROUND FLOOR



51 Thoresby Avenue  
 Tuffley, Gloucester GL4 0TD

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Offers Over £210,000

A beautifully presented two bedroom mid terrace property with no onward chain.

Much improved by the current owners the accommodation comprises entrance hall, lounge, modern kitchen with built in appliances, two double bedrooms and a re-fitted shower room with underfloor heating.

Outside there are low maintenance gardens to front and rear and off road parking.

Further benefits include gas central heating (4 years old), re-wired, upvc double glazing throughout, cavity wall insulation, south facing garden and contents subject to negotiations.

Tuffley is a popular and historic suburb of Gloucester, in the county of Gloucestershire. Recorded as Tuffley, Tufley, Tufty, Tuffel, Tuffill and possibly others, this suburb was once a village mentioned in the Domesday book of 1086 as 'Tuffelege', which suggests a meaning of Tuffa's farm, with Tuffa being an Anglo-Saxon personal name.

Four local churches have a base in Tuffley: St George's (Church of England), St Barnabas (Church of England), English Martyrs (Roman Catholic) and the Grange Baptist Church (Baptist).

There is excellent schooling for all ages, two public houses (The Pike and Musket and The Fox and Elm), two libraries, community centre, sports centre, doctors surgery and a variety of shops and excellent public transport links.



Upvc double glazed door with opaque inserts leads into:

### ENTRANCE PORCH

A further upvc double glazed door leads into:

### ENTRANCE HALLWAY

Stairs leading off, door through to:

### LOUNGE

13'8" x 10'11" max (4.17m x 3.33m max)

Feature electric fire, two radiators, upvc double glazed window to front elevation, door into:

### KITCHEN/DINER

14'0" x 7'10" (4.28m x 2.41m)

A range of matching light grey cashmere gloss base, drawer and wall mounted units, composite sink and drainer with a stainless steel mixer tap, stainless steel splashback, integrated appliances to include oven, hob with extractor above, microwave, fridge/freezer, dishwasher and washer/dryer, power points, radiator, understairs storage cupboard, upvc double glazed window to rear elevation, upvc double glazed patio door with opaque glass inserts to rear elevation.

From the entrance hallway stairs lead to the first floor.

### LANDING

Various doors leading off, access to loft space.

### BEDROOM 1

11'1" x 9'6" (3.38m x 2.90m)

Built in storage, radiator, power points, upvc double glazed window to front elevation.

### BEDROOM 2

11'9" x 8'9" max (3.58m x 2.67m max)

Radiator, power points, upvc double glazed window to rear elevation.

### SHOWER ROOM

White suite comprising low level w.c., vanity wash hand basin with storage below, walk in shower with shower and rainfall attachment and frosted glass, tiled flooring with underfloor heating, upvc double glazed opaque window to rear elevation.

### OUTSIDE

The front garden is laid to gravel with a pathway leading to the front door.

To the rear there is a south facing garden which is low maintenance and laid to patio with a gravelled area all enclosed by fencing with gated rear access leading to a concrete parking area for one vehicle.

### SERVICES

Mains water, electricity, gas and drainage.

### WATER RATES

To be advised.

### LOCAL AUTHORITY

Council Tax Band: B  
Gloucester City Council, Herbert Warehouse, The Docks,  
Gloucester GL1 2EQ.

### TENURE

Freehold.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From our office proceed into Chatsworth Avenue and follow the road along taking the fourth turning left into Thoresby Avenue where the property can be located set back along a walk way directly in front of you.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).