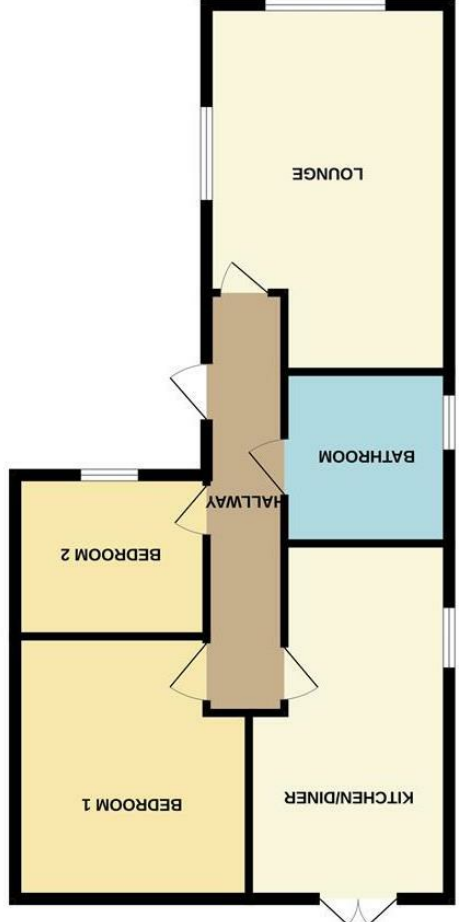




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of plots, rooms and any other areas are approximate and no responsibility is taken by any agent, prospective purchaser, the services, systems and appliances shown have not been tested and no guarantee as to their condition or energy use is given.
 Made with Mapbox ©2024
 TOTAL FLOOR AREA: 687 sq ft (63.8 sq m) approx.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-44</td></tr> <tr><td>B</td><td>45-49</td></tr> <tr><td>C</td><td>50-54</td></tr> <tr><td>D</td><td>55-59</td></tr> <tr><td>E</td><td>60-64</td></tr> <tr><td>F</td><td>65-69</td></tr> <tr><td>G</td><td>70-74</td></tr> </table>	A	39-44	B	45-49	C	50-54	D	55-59	E	60-64	F	65-69	G	70-74	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
A	39-44																												
B	45-49																												
C	50-54																												
D	55-59																												
E	60-64																												
F	65-69																												
G	70-74																												
A	1-10																												
B	11-20																												
C	21-30																												
D	31-40																												
E	41-50																												
F	51-60																												
G	61-70																												



15A Shelley Avenue
 Podsmead, Gloucester GL2 5AT

STEVE GOOCH
 ESTATE AGENTS | EST 1985

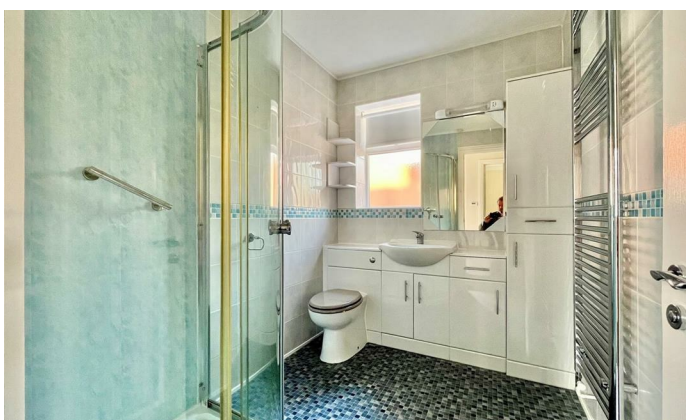
Offers Over £260,000

Chain free and rarely available two bedroom detached bungalow with a 18ft fitted kitchen/diner, a block paved driveway and a low maintenance level plot.

Inside you have a light lounge at the front, the spacious kitchen/diner is at the rear and has French doors onto the patio. There are also two good bedrooms serviced by the shower room.

Outside you have block paved off road parking and a pleasant enclosed rear garden with a paved patio and a summer house.

Podsmead is a district of Gloucester approximately one mile from the historic city centre. Podsmead was largely built during the 20th century. The larger, grander houses similar to those in parts of Tuffley were built in the interwar period whilst immediately after World War II an estate of temporary homes and social housing was built. Some of the temporary housing is still in use. In 1943 the Crypt School moved to its present home in Podsmead.



Upvc double glazed side entrance door leads into:

ENTRANCE HALL

Single radiator, access to loft space, coved ceiling.

LOUNGE

17'4 x 11'8 (5.28m x 3.56m)

Ornamental fireplace surround, double radiator, tv point, coved ceiling, upvc double glazed windows to front and side elevations.

KITCHEN/DINER

18'4 9'3 max (5.59m 2.82m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, built in five burner gas hob, electric double oven, microwave, extractor hood, washing machine and fridge/freezer, space for table and chairs, double radiator, upvc double glazed French doors to rear elevation leading onto the patio, matching window to side elevation.

BEDROOM 1

12'8 x 11'3 max (3.86m x 3.43m max)

Triple wardrobe, single radiator, upvc double glazed window to rear elevation overlooking the rear garden.

BEDROOM 2

9'1 x 7'8 (2.77m x 2.34m)

Single radiator, coved ceiling, upvc double glazed window to front elevation.

SHOWER ROOM

7'6 x 5'8 (2.29m x 1.73m)

White suite comprising corner shower cubicle and unit, low level w.c., wash hand basin with a mixer tap and cupboards below, chrome heated towel rail, fully tiled walls, shaver point and light, upvc double glazed window to side elevation.

OUTSIDE

To the front there is block paved driveway providing off road parking which leads around to the side and the front door. A paved pathway leads via a wooden built gate around to the rear where there is a pleasant enclosed garden measuring 45ft x 30ft approx with a large paved patio, outside water tap, lawned area, wooden built summerhouse and a storage shed all surrounded by wooden panelled fencing.

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 St Barnabas roundabout proceed along Southern Avenue which leads into Cole Avenue towards Quedgeley/Hardwicke and at the traffic lights turn right into Podsmead Road then take the second turning left into Masefield Avenue. Proceed along here taking the last turning right into Shelley Avenue where the property can be found on the right hand side.

PROPERTY SURVEYS

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