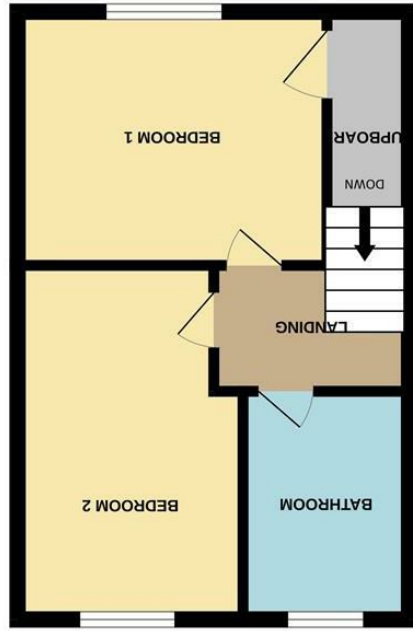
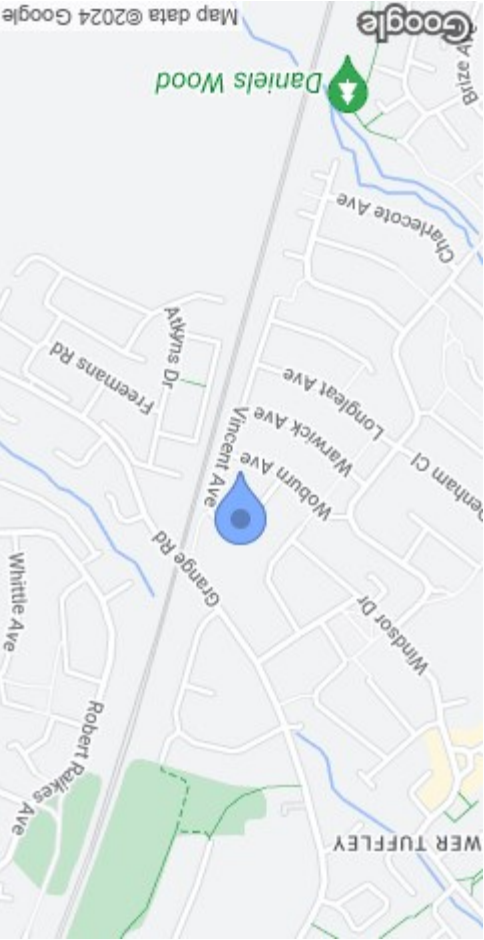


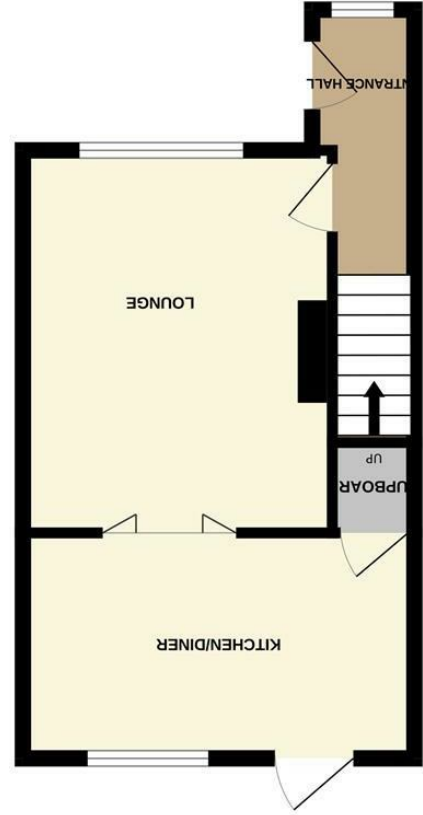


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 93-100 B: 81-92 C: 69-80 D: 55-68 E: 45-54 F: 35-44 G: 1-34	 A: 1-10 B: 11-20 C: 21-30 D: 31-40 E: 41-50 F: 51-60 G: 61-70



1ST FLOOR



GROUND FLOOR

While 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 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 condition or efficiency can be given.  
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8 Woburn Avenue  
 Tuffley, Gloucester GL4 0SN

## Offers Over £210,000

Chain free two double bedroom chalet style house with a 35ft enclosed rear garden, gas fired central heating and upvc double glazing situated in a popular location on a level plot.

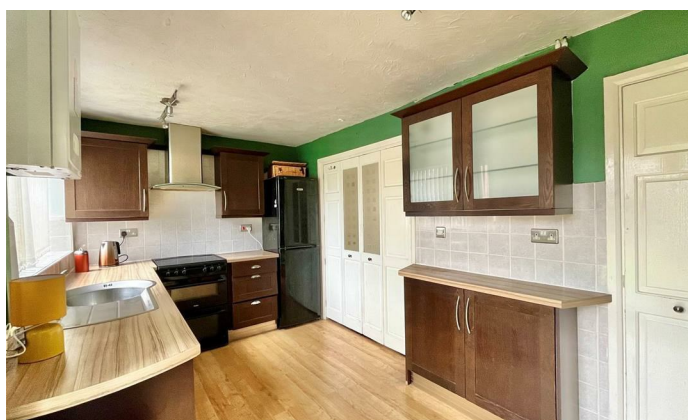
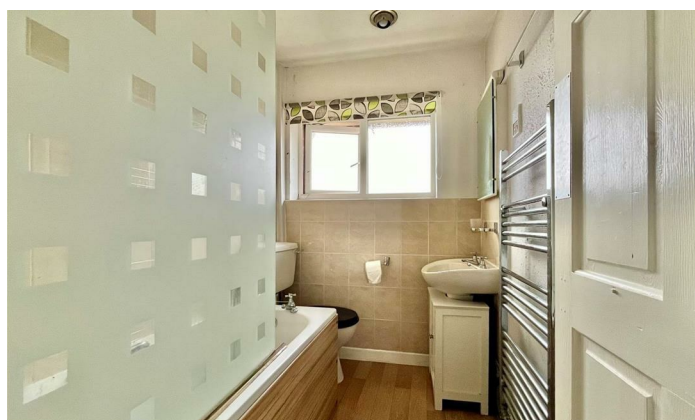
Accommodation comprises hall, lounge, fitted kitchen/diner with French doors onto the patio, two double bedrooms and a bathroom with a white suite.

Outside you have a gravelled front garden and a pleasant enclosed 35ft rear garden with a paved patio and lawn.

Tuffley is a popular and historic suburb of Gloucester, in the county of Gloucestershire. Recorded as Tuffley, Tufley, 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 front door leads into:

### ENTRANCE HALLWAY

Upvc double glazed window to front elevation, stairs leading off, radiator, cloaks hanging space, through to:

### LOUNGE

14'1 x 11'1 max (4.29m x 3.38m max)

Double radiator, tv point, upvc double glazed window to front elevation overlooking the surrounding area, through to:

### KITCHEN/DINER

14' 7'8 (4.27m x 2.34m)

Base and wall mounted units, laminated worktops, tiled splashback, stainless steel single drainer sink unit with a mixer tap, electric cooker point, extractor hood, plumbing for automatic washing machine, space for a fridge/freezer, wall mounted gas fired central heating boiler, understairs storage cupboard, laminate flooring, upvc double glazed window and matching French doors to rear elevation onto the patio.

From the entrance hallway stairs lead to the first floor.

### LANDING

Access to loft space, telephone point.

### BEDROOM 1

11'1 x 9'4 (3.38m x 2.84m)

Built in storage cupboards, single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

### BEDROOM 2

11'2 x 8'6 max (3.40m x 2.59m max)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

### BATHROOM

6'9 x 5'5 (2.06m x 1.65m)

White suite comprising panelled bath with a shower unit over, low level w.c., wash hand basin, chrome heated towel rail, shaver point, partially tiled walls, upvc double glazed window to rear elevation.

### OUTSIDE

To the front there is a gravelled front garden and pathway leading to the front door.

To the rear there is an enclosed garden measuring approximately 35ft in length which is mainly laid to lawn with a paved patio and a garden shed all surrounded by panelled fencing with a personal access gate at the rear.

### 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 turn left into Chatsworth Road just after The Pike and Musket Public House and follow the road around then take the first turning left into Woburn Avenue where the property can be found on the far left hand side via our For Sale board.

### PROPERTY SURVEYS

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