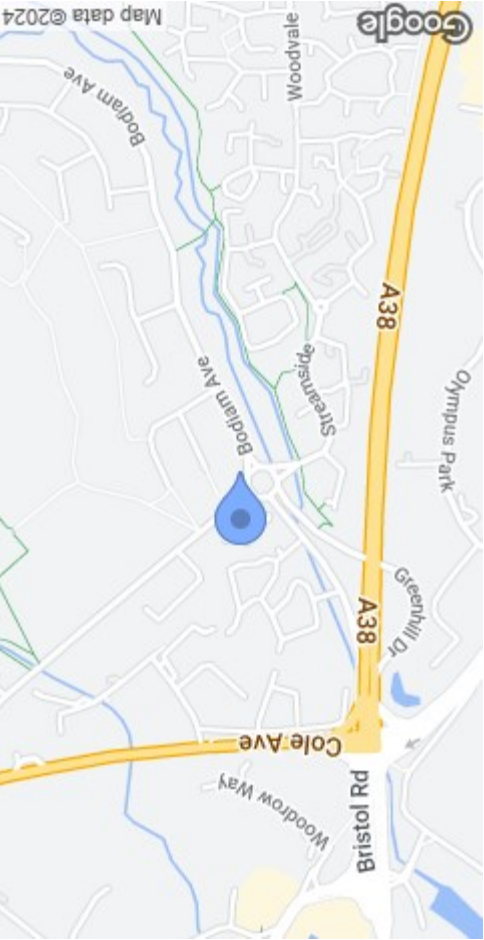


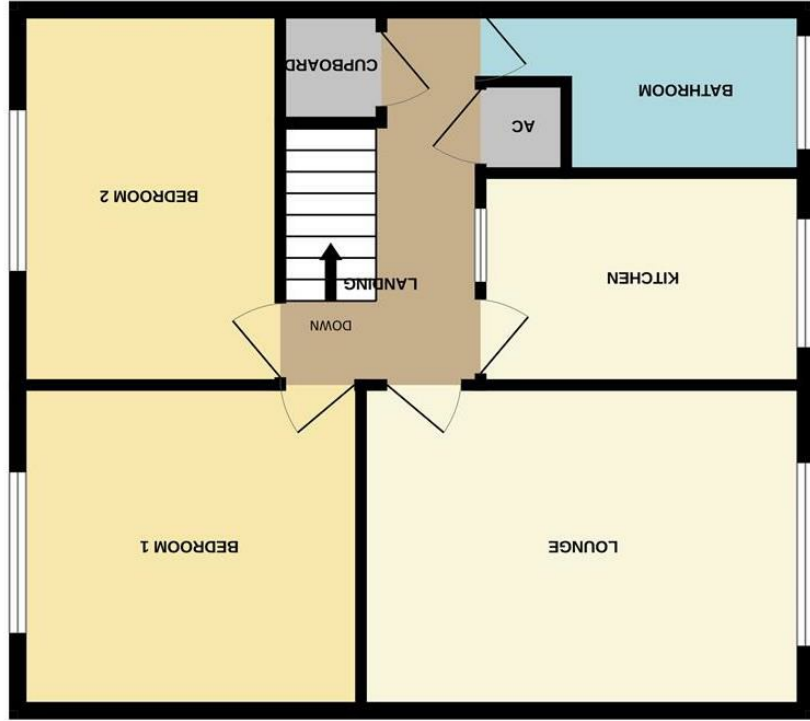


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

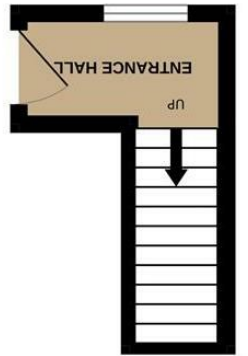
England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



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 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.



1ST FLOOR



GROUND FLOOR



228 Bodiam Avenue
 Tuffley, Gloucester GL4 0XW

£169,950

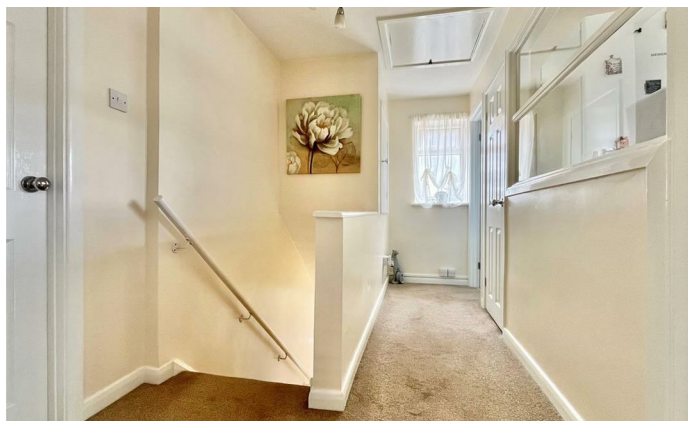
Very well presented two double bedroom first floor maisonette with a single garage, a modern fitted kitchen and well tended communal gardens.

Accommodation comprises hallway, landing with an airing cupboard, 14ft lounge that overlooks the surrounding area, modern fitted kitchen, bedrooms one and two that overlook the communal gardens and the bathroom with a white suite.

Outside there are well tended communal gardens, off road parking and a 14ft garage.

Tuffley is a popular and historic suburb of Gloucester which has four local churches 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

Laminate flooring, storage heater, upvc double glazed window to side elevation, telephone point, stairs leading to:

FIRST FLOOR LANDING

Access to loft space via a pull down ladder, airing cupboard with an insulated hot water cylinder and slatted shelving, built in storage cupboard, upvc double glazed window to side elevation.

LOUNGE

14'9 x 10'9 (4.50m x 3.28m)

Ornamental fireplace surround and hearth, electric radiator, coved ceiling, tv point, upvc double glazed window to front elevation overlooking the surrounding area.

KITCHEN

11'10 x 7'1 (3.61m x 2.16m)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit with a mixer tap, plumbing for an automatic washing machine, space for fridge/freezer, electric cooker point, upvc double glazed window to front elevation.

BEDROOM 1

11'6 x 10'9 (3.51m x 3.28m)

Storage heater, coved ceiling, upvc double glazed window to rear elevation overlooking the communal garden.

BEDROOM 2

12'6 x 8'4 (3.81m x 2.54m)

Storage heater, upvc double glazed window to rear elevation overlooking the communal gardens.

BATHROOM

11' x 5'1 max (3.35m x 1.55m max)

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

OUTSIDE

There is a driveway providing off road parking which leads via wooden built gates to a:

GARAGE

14'1 x 6'9 (4.29m x 2.06m)

Double wooden doors to front elevation, window to rear elevation.

There are also well tended communal gardens which are mainly laid to lawn.

SERVICES

Mains water, electricity and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

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

TENURE

Leasehold.

LEASE

500 Years from 1st May 2000.

SERVICE CHARGE

£800.00 Per Annum.

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 in Windsor Drive proceed into Chatsworth Avenue follow the road around and take the last turning right into Bodiam Avenue. Proceed along here to the end 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

