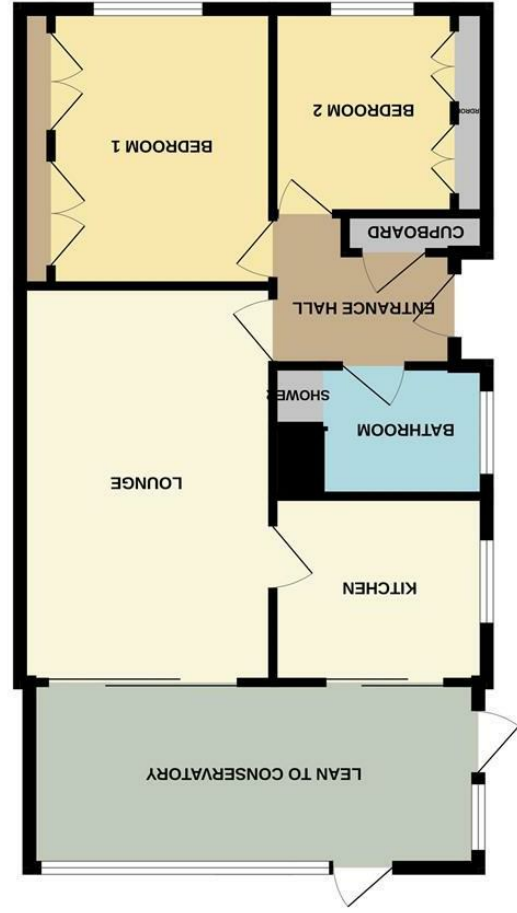
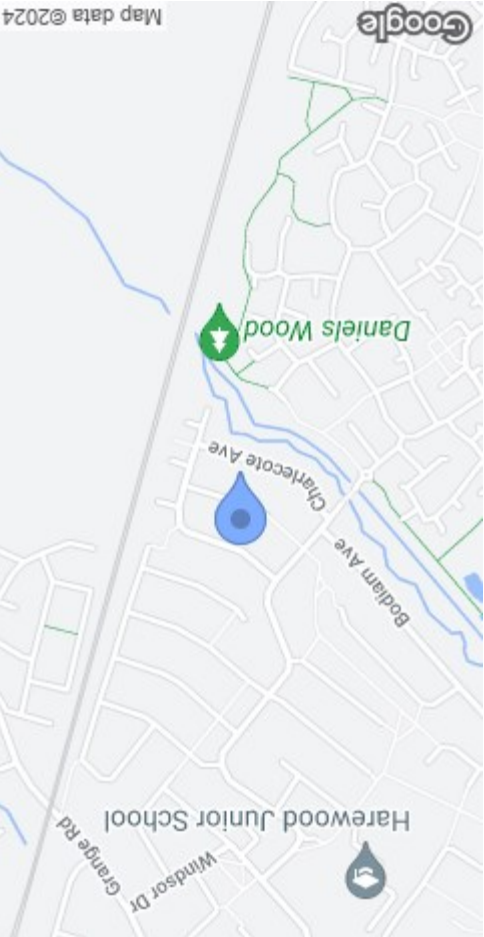




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 attempt has been made to ensure the accuracy of the figures contained here, measurements of flats, windows, rooms and areas are approximate and no responsibility is taken for any error or omission of measurement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. Last updated: 2024

| Energy Efficiency Rating | Environmental Impact (CO ₂) Rating | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|-----------------------------------|---|-----------------------------------|---|-----------------------------------|---|-----------------------------------|---|-----------------------------------|---|-----------------------------------|---|------------------------------------|---|---|-------------|---|-------------|---|-------------|---|-------------|---|-------------|---|-------------|---|-------------|
| <table border="1"> <tr><td>A</td><td>39-44 kWh/m² per year</td></tr> <tr><td>B</td><td>45-49 kWh/m² per year</td></tr> <tr><td>C</td><td>50-55 kWh/m² per year</td></tr> <tr><td>D</td><td>56-62 kWh/m² per year</td></tr> <tr><td>E</td><td>63-69 kWh/m² per year</td></tr> <tr><td>F</td><td>70-77 kWh/m² per year</td></tr> <tr><td>G</td><td>78-100 kWh/m² per year</td></tr> </table> | A | 39-44 kWh/m ² per year | B | 45-49 kWh/m ² per year | C | 50-55 kWh/m ² per year | D | 56-62 kWh/m ² per year | E | 63-69 kWh/m ² per year | F | 70-77 kWh/m ² per year | G | 78-100 kWh/m ² per year | <table border="1"> <tr><td>A</td><td>10-15 g/kWh</td></tr> <tr><td>B</td><td>16-20 g/kWh</td></tr> <tr><td>C</td><td>21-25 g/kWh</td></tr> <tr><td>D</td><td>26-30 g/kWh</td></tr> <tr><td>E</td><td>31-35 g/kWh</td></tr> <tr><td>F</td><td>36-40 g/kWh</td></tr> <tr><td>G</td><td>41-45 g/kWh</td></tr> </table> | A | 10-15 g/kWh | B | 16-20 g/kWh | C | 21-25 g/kWh | D | 26-30 g/kWh | E | 31-35 g/kWh | F | 36-40 g/kWh | G | 41-45 g/kWh |
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27 Charlecote Avenue
 Tuffley, Gloucester GL4 0TH

STEVE GOOCH
 ESTATE AGENTS | EST 1985

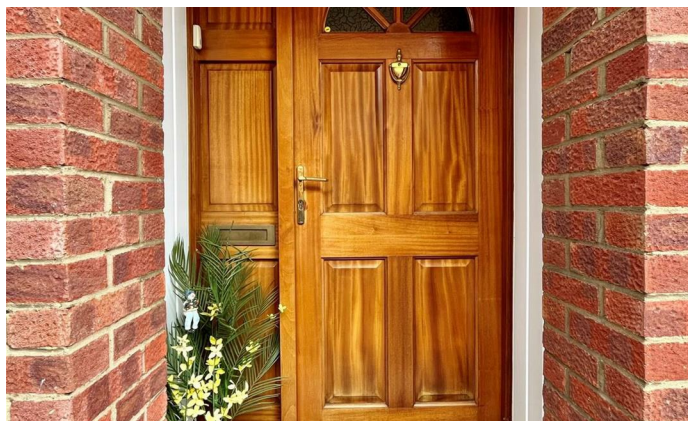
£230,000

Chain free two bedroom semi detached bungalow that would benefit from some modernisation with a single garage, a block paved driveway and a low maintenance rear garden.

Accommodation comprises hallway, lounge with patio doors into the lean to conservatory, kitchen, bedroom one with fitted wardrobes, bedroom two also with fitted wardrobes and the bathroom with a separate shower cubicle.

Outside you have a block paved driveway, carport, single garage and a low maintenance rear garden.

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.



Hardwood side entrance door under a covered entrance area leads into:

ENTRANCE HALLWAY

Laminate flooring, single radiator, built in storage cupboard, access to loft space via a pull down ladder, telephone point.

LOUNGE

17'1 x 10'9 (5.21m x 3.28m)

Two double radiators, wall lights, coved ceiling, upvc double glazed patio doors into the lean to conservatory, door into:

KITCHEN

8'8 x 7'9 (2.64m x 2.36m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer sink unit with a mixer tap, ceramic hob, extractor hood, electric double oven, plumbing for automatic washing machine and dishwasher, tiled floor, upvc double glazed patio doors into:

LEAN TO CONSERVATORY

19'2 x 7'1 (5.84m x 2.16m)

Timber and glazed construction with a polycarbonate roof, single radiator, doors to side and rear elevations.

BEDROOM 1

11'8 x 10'9 max (3.56m x 3.28m max)

Built in wardrobe, single radiator, coved ceiling, upvc double glazed window to front elevation.

BEDROOM 2

8'9 x 8'8 max (2.67m x 2.64m max)

Built in wardrobe, single radiator, upvc double glazed window to front elevation.

BATHROOM

8'7 x 5'4 max (2.62m x 1.63m max)

Suite comprising panelled bath with a mixer tap, low level w.c., pedestal wash hand basin with a mixer tap, shower cubicle and unit, single radiator, tiled floor, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a block paved driveway which leads along the side of the property via wooden gates under a carport to a:

GARAGE

Roller shutter door to front elevation, window and personal access door to side elevation.

To the rear there is an enclosed low maintenance garden laid to gravel with a paved patio and paving stones all enclosed by panelled fencing.

SERVICES

Mains water, electric, 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 Windsor Drive turn left where signposted into Chatsworth Avenue and proceed along here and at the bottom of the hill turn left where signposted into Charlecote Avenue where the property can be located on the left 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.