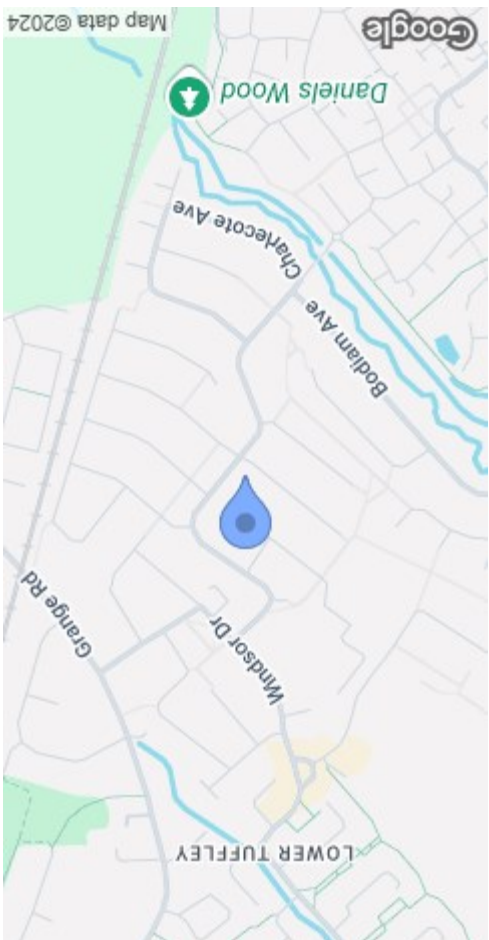


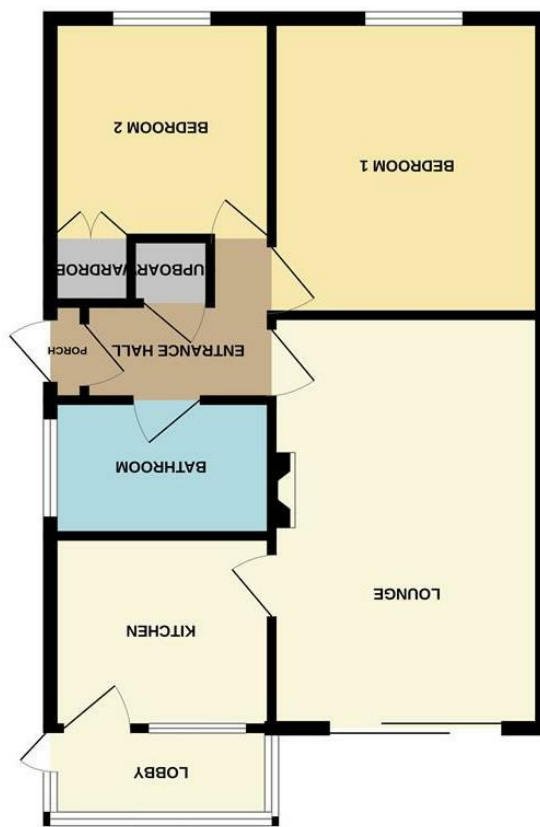


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 (92-100) Green B (81-91) Yellow C (69-80) Orange D (55-68) Red E (39-54) Dark Red F (21-38) Dark Red G (1-20) Dark Red	 A (102 g/kWh) Green B (109-116 g/kWh) Yellow C (117-124 g/kWh) Orange D (125-132 g/kWh) Red E (133-140 g/kWh) Dark Red F (141-148 g/kWh) Dark Red G (149-156 g/kWh) Dark Red



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. The floor plan is an approximate guide only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and measurements before entering into any agreement. This floor plan is not to be used as a guarantee.



GROUND FLOOR



78 Chatsworth Avenue  
 Tuffley, Gloucester GL4 0SH



**£249,950**

Very well presented two bedroom semi detached bungalow situated in this popular location and is offered with no onward chain.

The accommodation comprises lounge, kitchen/breakfast room, lean to, two double bedrooms and family bathroom.

Additional benefits include predominately upvc double glazed, gas fired central heating, well presented accommodation, ample off road parking, detached 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.



Upvc door with glazed opaque panel leads into:

#### **ENTRANCE PORCH**

A further upvc part glazed door with matching side panel leads into:

#### **ENTRANCE HALL**

Radiator, access into roof space, cloaks cupboard, various doors leading off.

#### **LOUNGE**

16'4" x 10'9" (5m x 3.3m)

Electric feature fireplace, radiators, power points, aluminium double glazed sliding patio doors.

#### **KITCHEN/BREAKFAST ROOM**

8'10" x 8'2" (2.7m x 2.5m)

Shaker style cream kitchen with a range of base, drawer and wall mounted units, roll edge worksurface, stainless steel sink and drainer unit, tiled splashbacks, electric oven and hob with an extractor fan over, space and plumbing for automatic washing machine, integral fridge, breakfast bar, radiator, power points, tiled flooring, upvc window and part glazed door leads into:

#### **LEAN TO**

7'6" x 6'2" (2.3m x 1.9m)

Wooden construction with single glazing and a door into the garden.

#### **BEDROOM 1**

11'9" x 10'9" (3.6m x 3.3m)

Radiator, power points, upvc double glazed window to front aspect.

#### **BEDROOM 2**

8'10" x 8'6" (2.7m x 2.6m)

Mirror fronted fitted wardrobe, radiator, power points, upvc double glazed window to front aspect.

#### **BATHROOM**

White suite comprising close coupled w.c., wash hand basin, modern panelled bath, fully tiled walls, fully tiled shower cubicle with an electric Mira shower, mirror fronted medicine cabinet, storage area, tiled flooring.

#### **OUTSIDE**

To the front there is a large lawned area and a tarmac driveway providing ample off road parking for numerous vehicles which in turn leads through double gates to a:

#### **DETACHED GARAGE**

Up and over door to front elevation.

To the rear there is a low maintenance garden laid to paving.

#### **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 along Windsor Drive towards Holmleigh Parade and take the first turning left just after the Pike and Musket public house into Chatsworth Avenue. Follow the road around where the property can be located after a short distance 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).

