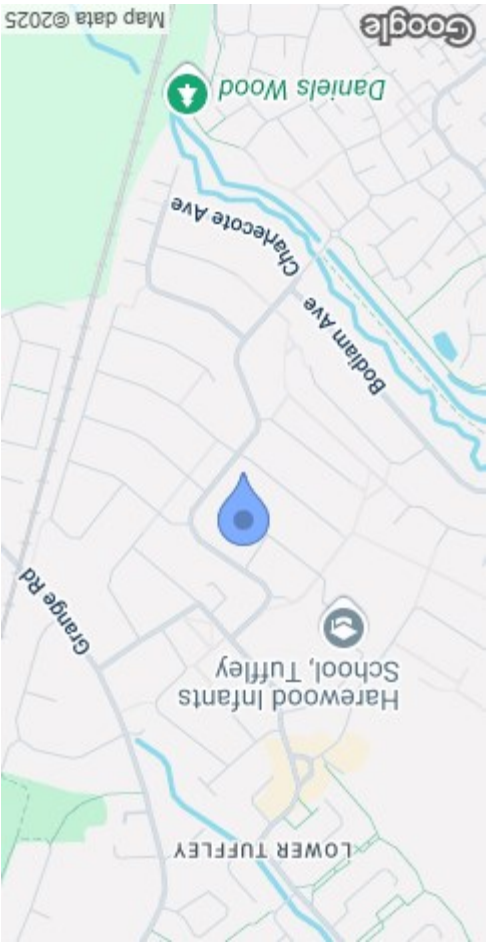


Whilst every attempt has been made to ensure the accuracy of the diagram contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.

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£247,000

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 tarmacadam 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).