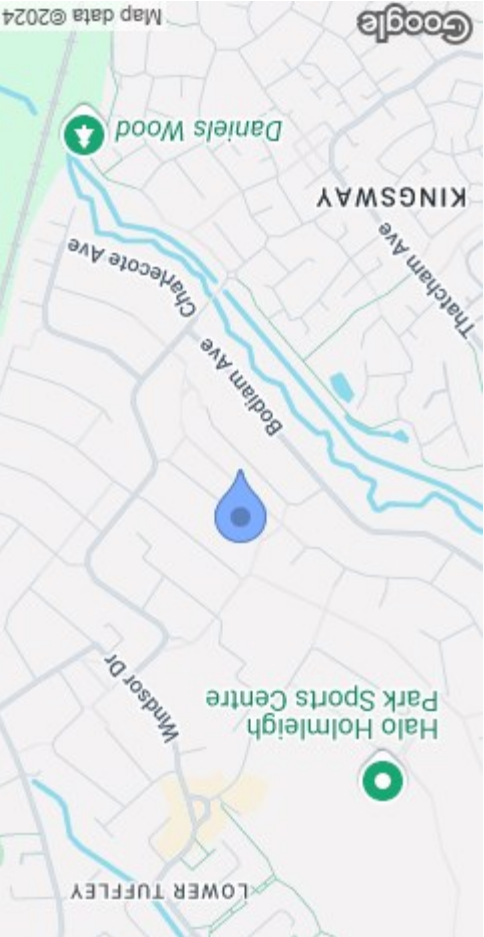
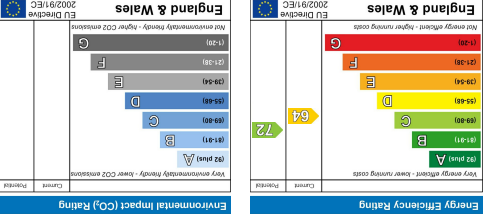
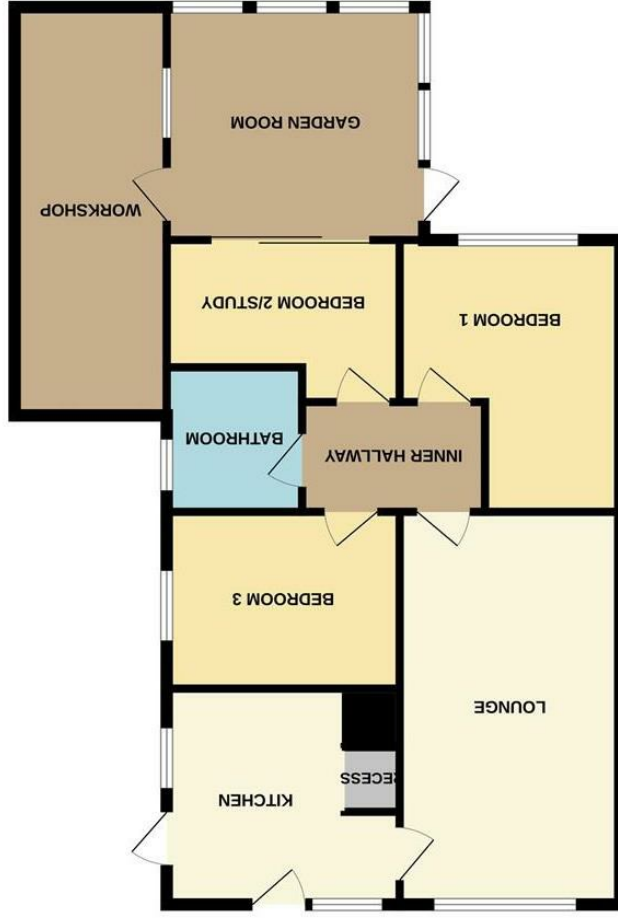




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

TOTAL FLOOR AREA: 940 sq ft (87.3 sq m), approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other areas are approximate and responsibility is taken by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee of no-statement. This plan is for illustrative purposes only and should be used as such. Any dimensions shown are approximate and should be used as such. Any measurements are approximate and should be used as such. Any measurements are approximate and should be used as such. Any measurements are approximate and should be used as such.



23 Arundel Close
 Tuffley, Gloucester GL4 0TW

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£260,000

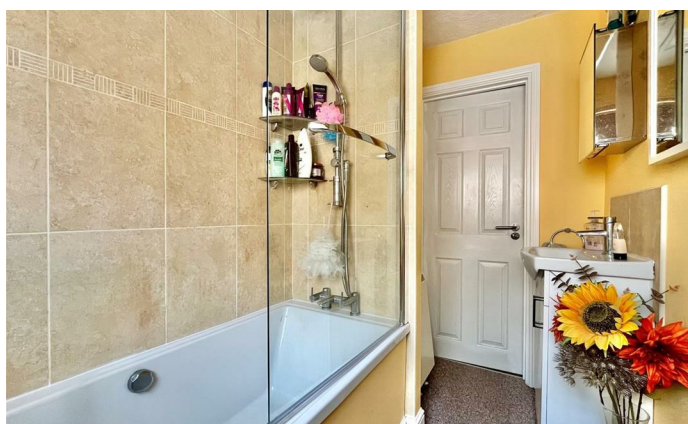
Extended two/three bedroom semi detached bungalow with a modern fitted kitchen, upvc double glazing, wifi controlled night storage heaters less than two years old and an enclosed carport situated in a slightly elevated cul-de-sac position.

Accommodation comprises fitted kitchen with built in appliances, lounge, bedroom one, bedroom two/study, bedroom three, bathroom, garden room and the workshop.

Outside at the front of the property you have a driveway leading to the enclosed carport and at the rear of the property there is a low maintenance multi level enclosed 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 double glazed front door leads into:

KITCHEN

11'1 x 10'5 max (3.38m x 3.18m max)

Modern kitchen with High Gloss fronted base and wall mounted units, quartz worktops, stainless steel one and a half bowl sink unit with a mixer tap, built in dishwasher, built in induction hob and extractor hood, built in electric combination oven, recess for an American style fridge/freezer, upvc double glazed door and window to side elevation.

LOUNGE

18'9 x 10'3 max (5.72m x 3.12m max)

Luxury vinyl planks flooring, two night storage heaters, downlighters, upvc double glazed window to front elevation.

INNER HALLWAY

Luxury vinyl planks flooring, access to a fully insulated loft space via a pull down ladder and having 8 x 2 joisted floor.

BEDROOM 1

12'5 x 10'3 max (3.78m x 3.12m max)

TV point, upvc double glazed window to rear elevation.

BEDROOM 2/STUDY

11'2 x 8'9 max (3.40m x 2.67m max)

Luxury vinyl planks flooring, upvc double glazed patio doors lead into:

GARDEN ROOM

12'2 x 11' (3.71m x 3.35m)

Luxury vinyl planks flooring, upvc double glazed windows to side and rear elevations, matching door to side elevation., door through to:

WORKSHOP

21'3 x 7'1 (6.48m x 2.16m)

Power and lighting.

BEDROOM 3

11'2 x 6'6 (3.40m x 1.98m)

Upvc double glazed window to side elevation.

BATHROOM

8'2 x 5'1 max (2.49m x 1.55m max)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap and cupboard below, electric night storage heater, downlighter, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a garden laid to gravel with plants and bushes. Steps lead to the front door. To the side there is a driveway which leads to an:

ENCLOSED CARPORT

21'3 x 8'1 (6.48m x 2.46m)

Wooden doors to front elevation, base and wall mounted units, single drainer stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, room for a tumble dryer, polycarbonate roof, power and lighting.

To the rear there is a landscaped garden with a wooden deck, raised flower borders, shed and a gravelled garden area all surrounded by panelled fencing.

SERVICES

Mains water, electricity and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
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 the office turn left into Chatsworth Avenue and at the end turn right into Bodiam Avenue then first right into Arundel Close where the property can be found 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.

