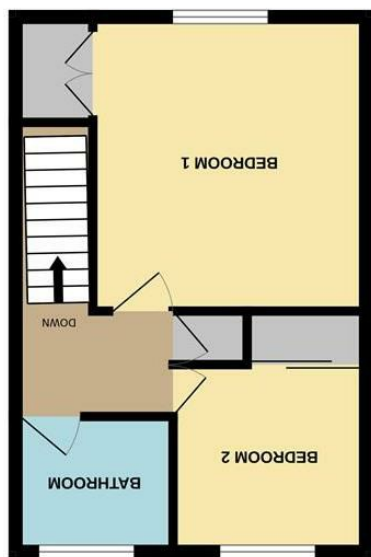
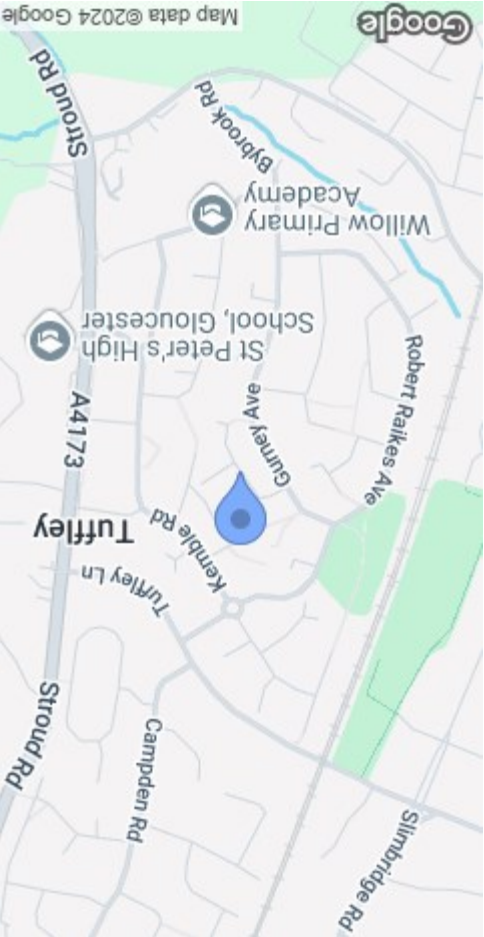




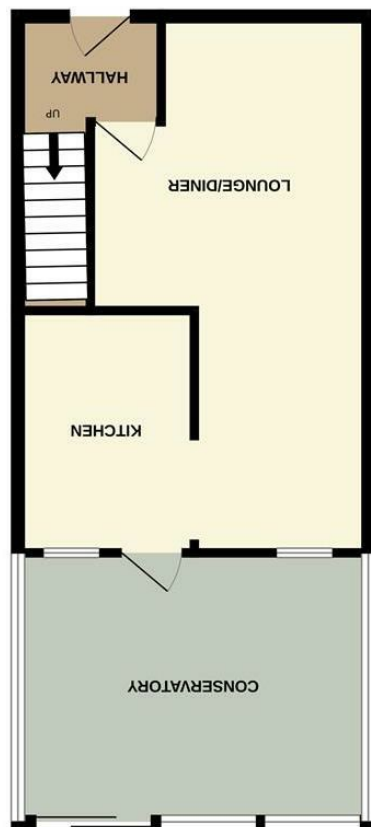
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Where every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Rooms or areas shown in this floorplan are for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to the operation of energy saving devices.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m² (low energy 2020)</td></tr> <tr><td>B</td><td>48-55 kWh/m²</td></tr> <tr><td>C</td><td>56-63 kWh/m²</td></tr> <tr><td>D</td><td>64-77 kWh/m²</td></tr> <tr><td>E</td><td>78-92 kWh/m²</td></tr> <tr><td>F</td><td>93-120 kWh/m²</td></tr> <tr><td>G</td><td>121-150 kWh/m² (high energy 2020)</td></tr> </table>	A	39-47 kWh/m ² (low energy 2020)	B	48-55 kWh/m ²	C	56-63 kWh/m ²	D	64-77 kWh/m ²	E	78-92 kWh/m ²	F	93-120 kWh/m ²	G	121-150 kWh/m ² (high energy 2020)	<table border="1"> <tr><td>A</td><td>10-35 g/kWh</td></tr> <tr><td>B</td><td>36-47 g/kWh</td></tr> <tr><td>C</td><td>48-65 g/kWh</td></tr> <tr><td>D</td><td>66-83 g/kWh</td></tr> <tr><td>E</td><td>84-101 g/kWh</td></tr> <tr><td>F</td><td>102-139 g/kWh</td></tr> <tr><td>G</td><td>140-177 g/kWh</td></tr> </table>	A	10-35 g/kWh	B	36-47 g/kWh	C	48-65 g/kWh	D	66-83 g/kWh	E	84-101 g/kWh	F	102-139 g/kWh	G	140-177 g/kWh
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1ST FLOOR



GROUND FLOOR



15 Chadwick Close
 Tuffley, Gloucester GL4 0YG

£225,000

A well presented two bedroom mid terrace property situated in this popular cul-de-sac location and is offered with no onward chain.

The accommodation comprises entrance hall, lounge/diner, kitchen, conservatory whilst to the first floor two bedrooms and a family bathroom.

Additional benefits include upvc double glazed throughout, gas fired central heating having a combination boiler fitted four years ago, re-fitted kitchen, enclosed and private rear garden with a summerhouse.

To the front of the property there is off road parking for one vehicle and a 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.



Entrance door leads into:

ENTRANCE HALL

Radiator, stairs leading off, part glazed door leads into:

LOUNGE/DINER

20'11" x 12'5" max (6.4m x 3.8m max)

Radiator, power points, upvc double glazed window to front aspect, upvc double glazed window into the conservatory, opening through to:

KITCHEN

9'10" x 7'2" (3m x 2.2m)

Modern white kitchen comprising of a range of base, drawer and wall mounted units, marble effect worktop, stainless steel sink and drainer unit, electric hob with oven below, space for fridge/freezer, space and plumbing for automatic washing machine, wooden flooring, upvc double glazed window and door lead through to the:

CONSERVATORY

11'1" x 7'2" (3.4m x 2.2m)

Power points, laminate wood flooring, upvc sliding patio doors into the rear garden.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, access into the roof space, radiator, airing cupboard with hanging rail and shelving.

BEDROOM 1

12'1" x 8'2" (3.7m x 2.5m)

Fitted wardrobe via louvre doors housing the combination boiler, radiator, power points, upvc double glazed window to front aspect.

BEDROOM 2

9'6" x 8'6" (2.9m x 2.6m)

Fitted wardrobe via sliding doors with hanging rail and shelving, radiator, power points, upvc double glazed window to rear aspect.

BATHROOM

White modern suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with electric shower over, part tiled walls, tiled flooring, upvc double glazed opaque window to rear aspect.

OUTSIDE

To the front there is a pathway leading to the front door and a garden which is laid to lawn enclosed by mini picket fencing. There is also a driveway providing off road parking for one vehicle which in turn leads to a:

GARAGE

Up and over door to front elevation.

To the rear there is a decked area, a lawn and gravelled area gives access at the very rear to a:

SUMMERHOUSE

Power and lighting.

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 Stroud Road towards Brookthorpe/Whaddon take the first turning right into Tuffley Lane opposite The Fox and Elms Public House. Continue along here and take the first turning left into Robert Raikes Avenue continue over the roundabout taking the first left into Gurney Avenue. Continue for a short distance turning left into Chadwick Close and continue to the end of the cul-de-sac where No 15 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).

