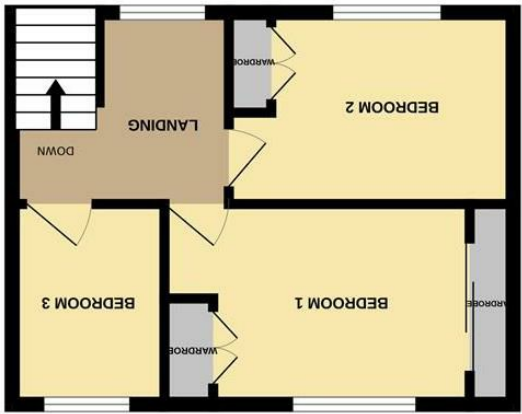
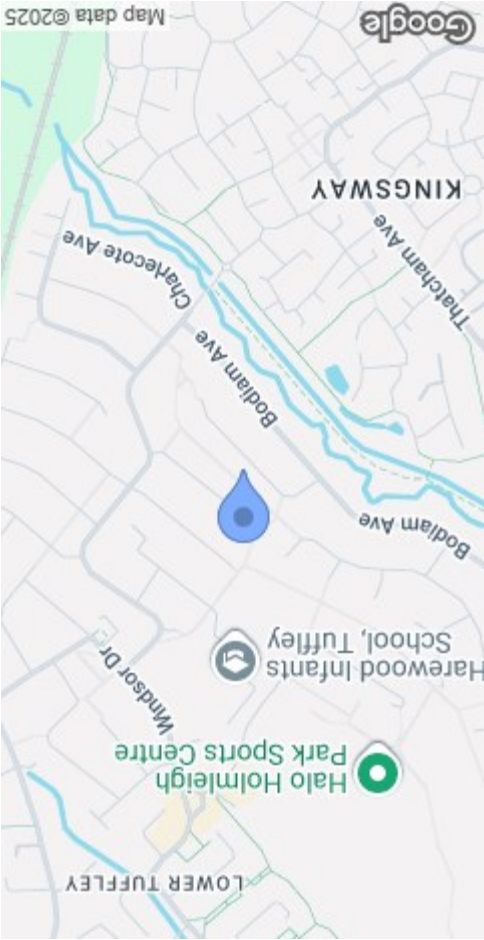
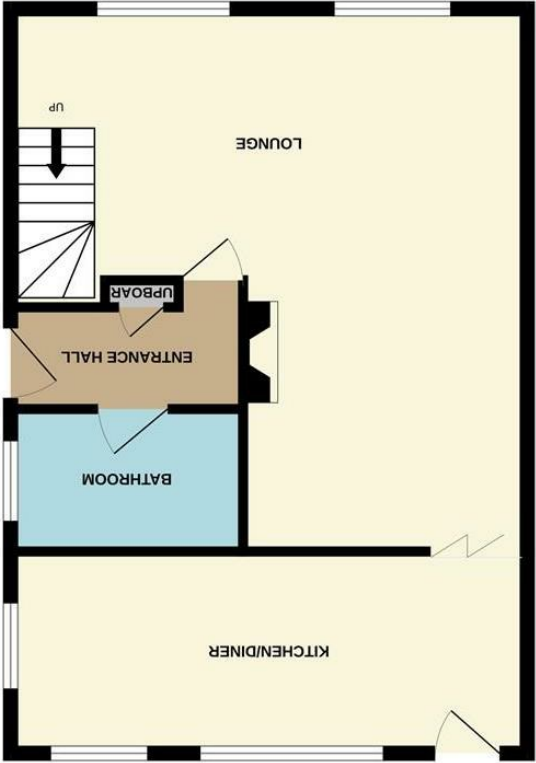


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating	
Current	Future	Current	Future
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
England & Wales		England & Wales	
2008/1/EC		2002/1/EC	
EU Directive		EU Directive	
New energy efficient - high energy code		New energy efficient - high energy code	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
New energy efficient - low energy code		New energy efficient - low energy code	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	



1ST FLOOR



GROUND FLOOR



21 Arundel Close
Tuffley, Gloucester GL4 0TW

£250,000

Desirable well presented two/three bedroom semi detached property situated in an elevated position in a desirable cul-de-sac location.

The accommodation comprises entrance hall, spacious lounge, kitchen/diner, downstairs bathroom whilst to the first floor two/three bedrooms.

Additional benefits include light an airy accommodation, gas fired central heating, upvc double glazing, off road parking and an enclosed private established 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 part glazed door with matching side panel leads into:

ENTRANCE HALL

Various doors leading off, radiator, cloaks cupboard.

BATHROOM

6'10" x 5'2" (2.1m x 1.6m)

White suite comprising close coupled w.c., wash hand basin with a vanity unit below, panelled bath with a Gainsborough electric shower over, fully tiled walls, shaver point, wall mounted mirror faced medicine cabinet, radiator, upvc double glazed opaque window to side aspect.

LOUNGE

20'0" x 10'5" max (6.10m x 3.18m max)

Feature marble effect fireplace housing an electric coal effect fire, power points, two radiators, stairs leading off, two upvc double glazed windows to front aspect, louvre part glazed doors lead into:

KITCHEN/DINER

20'0" x 8'2" (6.1m x 2.5m)

White kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurface, moulded sink and drainer unit with a mixer tap, space and plumbing for automatic washing machine, space for larder style fridge/freezer, gas cooker with extractor hood above, dresser style unit, upvc double glazed door overlooking the private rear garden, picture glazed window, upvc double glazed windows to rear and side aspects.

From the lounge stairs lead to the first floor.

LANDING

Various doors leading off, upvc double glazed window to front aspect.

BEDROOM 1

11'9" x 7'10" (3.6m x 2.4m)

Fitted bedroom furniture, a further fitted wardrobe with louvre doors, power points, radiator, upvc double glazed window to rear aspect.

BEDROOM 2

11'1" x 7'6" (3.4m x 2.3m)

Fitted wardrobes, power points, radiator, upvc double glazed window to front aspect.

BEDROOM 3/STUDY

8'2" x 6'2" (2.5m x 1.9m)

Power points, radiator, upvc double glazed window to rear aspect.

OUTSIDE

To the front there is a driveway providing ample off road parking for several vehicles. A side gate gives into the rear garden where there is a patio area with steps leading up and lawn with well established borders with shrubs, trees and bushes, garden shed, All enclosed by a combination of timber panel fencing and hedging and has a nice private rear aspect.

SERVICES

Mains water, electricity, gas 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).

