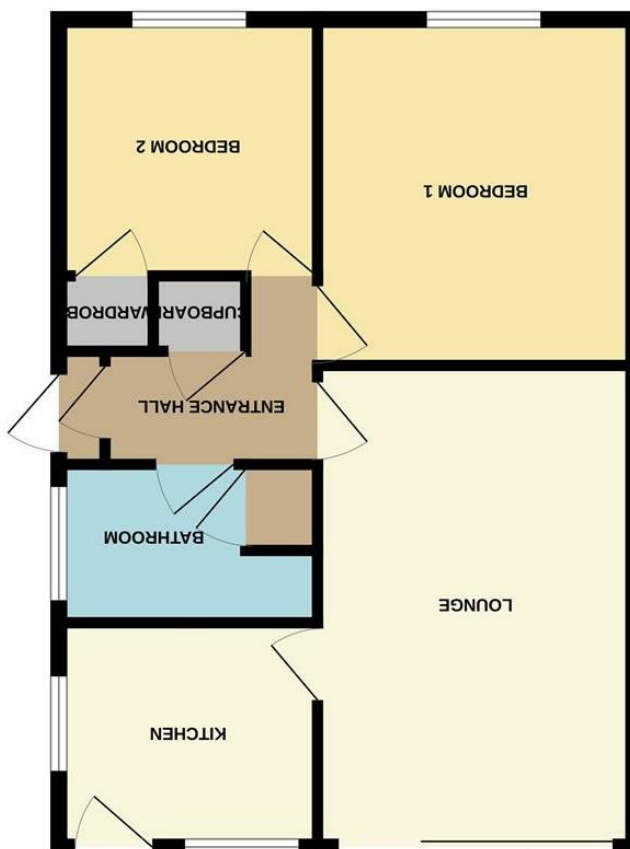
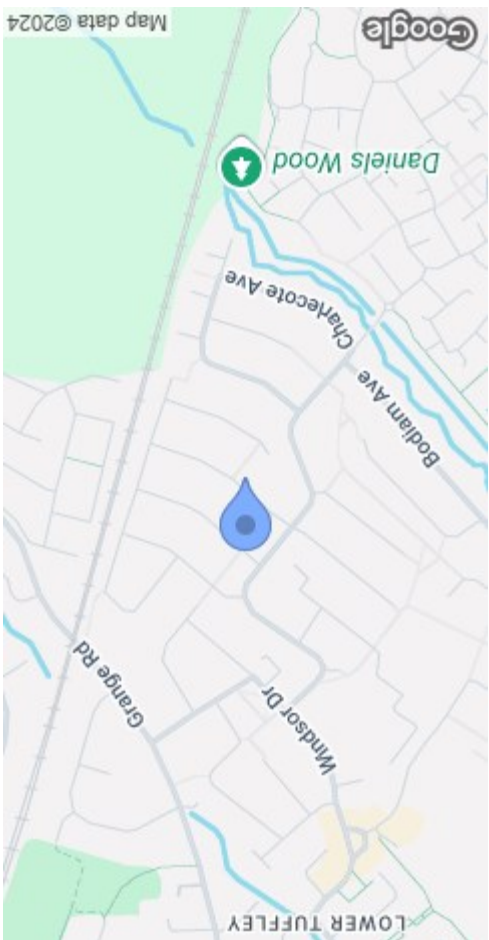




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of rooms, rooms and any items are approximate and no responsibility is taken for any error or 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 is made as to their condition or efficiency and no guarantee.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 93-100 B: 81-92 C: 69-80 D: 55-68 E: 45-54 F: 35-44 G: 1-34	 A: 1-10 B: 11-20 C: 21-30 D: 31-40 E: 41-50 F: 51-60 G: 61-70



35 Longleat Avenue
 Tuffley, Gloucester GL4 0SG

Offers Invited £230,000

Two bedroom semi detached bungalow in need of modernisation and is offered with no onward chain.

The accommodation comprises entrance hall, lounge, kitchen, two double bedrooms and bathroom.

Additional benefits include gas fired central heating, offering great potential, upvc double glazing throughout, private and enclosed south facing gardens, ample off road parking and detached 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.



Upvc part glazed door leads into:

PORCH

Aluminium double glazed door and matching side panel leads into:

ENTRANCE HALL

Various doors leading off, radiator, access into the roof space, cloaks storage cupboard.

LOUNGE

16'8" x 10'3" (5.1m x 3.13m)

Ornate stone fireplace and stone hearth, power points, radiator, upvc double glazed sliding patio doors onto the rear garden.

KITCHEN

8'10" x 7'10" (2.7m x 2.4m)

A range of base, drawer and wall mounted units, roll edge worktop, stainless steel sink and drainer unit, space for fridge, space and plumbing for automatic washing machine, gas hob with electric oven and extractor above, tiled splashbacks, breakfast bar area, radiator, upvc double glazed door and window overlooking the private rear gardens, upvc double glazed window to side aspect.

BEDROOM 1

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

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

BEDROOM 2

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

Cupboard with shelving, power points, radiator, upvc double glazed window to front aspect.

BATHROOM

Coloured suite comprising of bath with shower attachment over, pedestal wash hand basin, low level w.c., tiled splashbacks, wall mounted mirror, shaver point, airing cupboard housing the gas combination boiler supplying the domestic hot water and central heating with slatted shelving, upvc double glazed opaque window to side aspect.

OUTSIDE

The front garden is predominantly laid to lawn with a driveway providing off road parking. Double gates give access to a further area of off road parking leading to a:

DETACHED GARAGE

Gated side access leads into an enclosed rear garden having a patio area with steps leading up and is predominantly laid to lawn and is well stocked with shrubs, bushes, trees and plants and has a private rear elevation.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

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 into Chatsworth Avenue and continue along taking the third turning left into Longleat Avenue where the property 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.