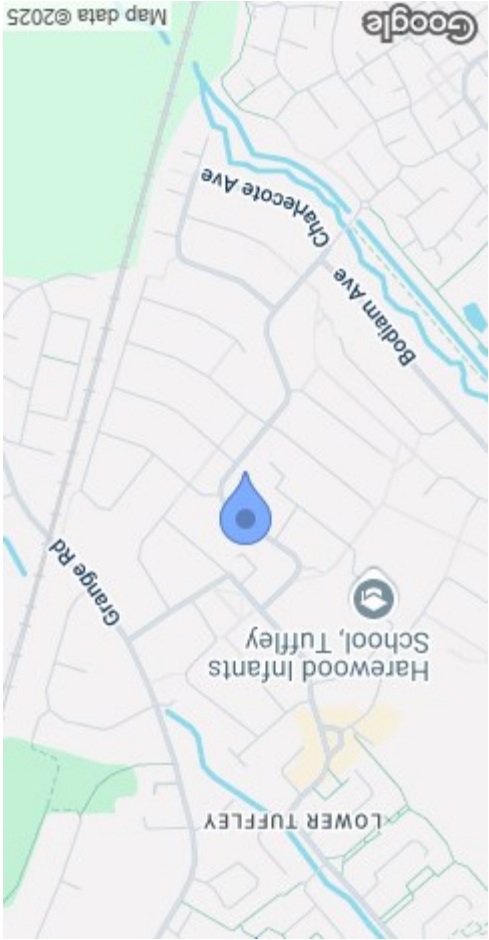


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Target
EU Directive 2002/91/EC			
Very energy efficient - low energy code		A	74
Energy efficient - low energy code		B	
Decent energy efficiency - low energy code		C	
Average energy efficiency - low energy code		D	
Below average energy efficiency - low energy code		E	
Poor energy efficiency - low energy code		F	
Very poor energy efficiency - low energy code		G	
Minimum energy efficiency - low energy code		H	
Minimum energy efficiency - low energy code		I	
Minimum energy efficiency - low energy code		J	
Minimum energy efficiency - low energy code		K	
Minimum energy efficiency - low energy code		L	
Minimum energy efficiency - low energy code		M	
Minimum energy efficiency - low energy code		N	
Minimum energy efficiency - low energy code		O	
Minimum energy efficiency - low energy code		P	
Minimum energy efficiency - low energy code		Q	
Minimum energy efficiency - low energy code		R	
Minimum energy efficiency - low energy code		S	
Minimum energy efficiency - low energy code		T	
Minimum energy efficiency - low energy code		U	
Minimum energy efficiency - low energy code		V	
Minimum energy efficiency - low energy code		W	
Minimum energy efficiency - low energy code		X	
Minimum energy efficiency - low energy code		Y	
Minimum energy efficiency - low energy code		Z	

Environmental Impact (CO ₂) Rating		Current	Target
EU Directive 2002/91/EC			
Very energy efficient - low energy code		A	
Energy efficient - low energy code		B	
Decent energy efficiency - low energy code		C	
Average energy efficiency - low energy code		D	
Below average energy efficiency - low energy code		E	
Poor energy efficiency - low energy code		F	
Very poor energy efficiency - low energy code		G	
Minimum energy efficiency - low energy code		H	
Minimum energy efficiency - low energy code		I	
Minimum energy efficiency - low energy code		J	
Minimum energy efficiency - low energy code		K	
Minimum energy efficiency - low energy code		L	
Minimum energy efficiency - low energy code		M	
Minimum energy efficiency - low energy code		N	
Minimum energy efficiency - low energy code		O	
Minimum energy efficiency - low energy code		P	
Minimum energy efficiency - low energy code		Q	
Minimum energy efficiency - low energy code		R	
Minimum energy efficiency - low energy code		S	
Minimum energy efficiency - low energy code		T	
Minimum energy efficiency - low energy code		U	
Minimum energy efficiency - low energy code		V	
Minimum energy efficiency - low energy code		W	
Minimum energy efficiency - low energy code		X	
Minimum energy efficiency - low energy code		Y	
Minimum energy efficiency - low energy code		Z	



66 Chatsworth Avenue
Tuffley, Gloucester GL4 0SH

£225,000

Cash buyers only (leased solar panels) chain free extended two bedroom semi detached bungalow with a large detached garage that would benefit from modernisation situated in a convenient position.

Accommodation comprises hallway, lounge with French doors onto the garden, extended kitchen/diner, bedroom with built in wardrobes, bedroom two and the bathroom.

Outside you have a driveway that leads to the 19ft detached garage and a low maintenance enclosed 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 double glazed side entrance door leads into:

ENTRANCE HALLWAY
Single radiator, access to loft space, built in storage cupboard.

LOUNGE
16'7 x 10'9 (5.05m x 3.28m)
Double radiator, tv point, wall lights, upvc double glazed French doors onto the garden.

EXTENDED KITCHEN
17'7 x 8'8 max (5.36m x 2.64m max)
Base and wall mounted units, laminated worktops, tiled splashbacks, twin bowl stainless steel sink unit with a mixer tap, electric cooker point, extractor hood, space for table and chairs, wall mounted gas fired combination boiler, double radiator, upvc double glazed windows to side and rear elevations, matching door to side elevation.

BEDROOM 1
12'1 x 11' max (3.68m x 3.35m max)
Built in wardrobes, double radiator, upvc double glazed window to front elevation.

BEDROOM 2
8'9 x 8'9 (2.67m x 2.67m)
Built in storage cupboard, double radiator, upvc double glazed window to front elevation.

BATHROOM
7'2 x 5'3 max (2.18m x 1.60m max)
White suite comprising panelled bath with a mixer tap, low level w.c., pedestal wash hand basin, fully tiled walls, airing cupboard with slatted shelving with slatted shelving, upvc double glazed window to side elevation.

OUTSIDE
To the front there is a gravelled garden and a tarmacadam driveway which leads along the side via wooden built gates to a:

GARAGE
19'8 x 12' (5.99m x 3.66m)
Up and over door to front elevation, window to side elevation, power and lighting.

The low maintenance enclosed rear garden is mostly paved with gravel surrounded by panelled fencing.

AGENTS NOTE
CASH BUYERS ONLY due to leased solar panels - 25 years from 2012.

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.

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.

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 proceed down Windsor Drive turning left where signposted into Chatsworth Avenue and proceed along around the corner where the property can be located 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).