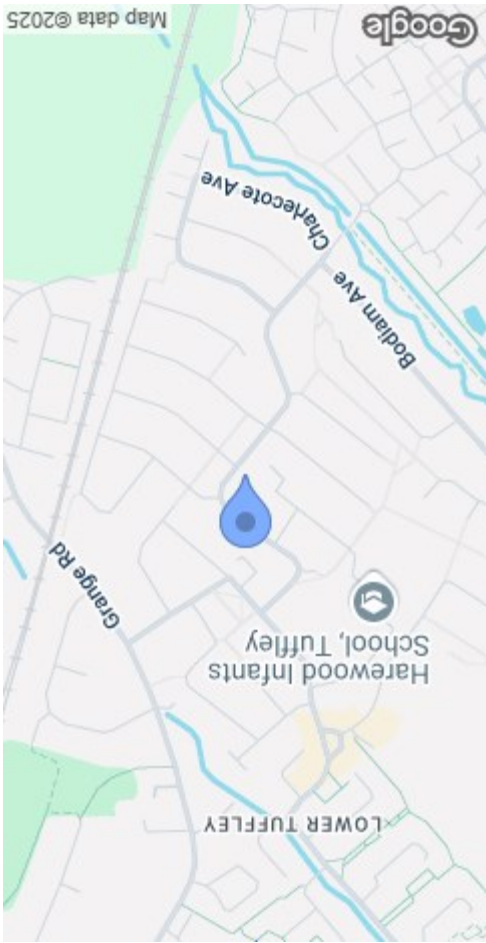


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 running costs		A	
Energy efficient		B	
Average		C	
Below average		D	
Poor		E	
Very poor		F	
Unacceptable - high running costs		G	
Minimum Energy Efficiency Standard (MEES)			74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
EU Directive 2002/91/EC			
Very energy efficient - low CO <sub>2</sub> emissions		A	
Energy efficient		B	
Average		C	
Below average		D	
Poor		E	
Very poor		F	
Unacceptable - high CO <sub>2</sub> emissions		G	



Whilst every attempt has been made to ensure the accuracy of the diagram contained herein, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any error, 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 operability or efficiency until the point of completion of the contract.



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).