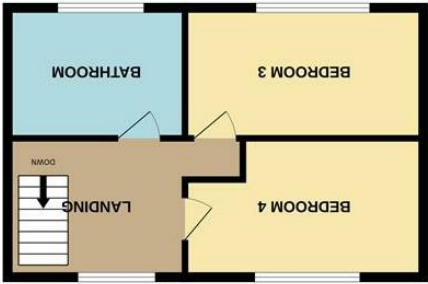
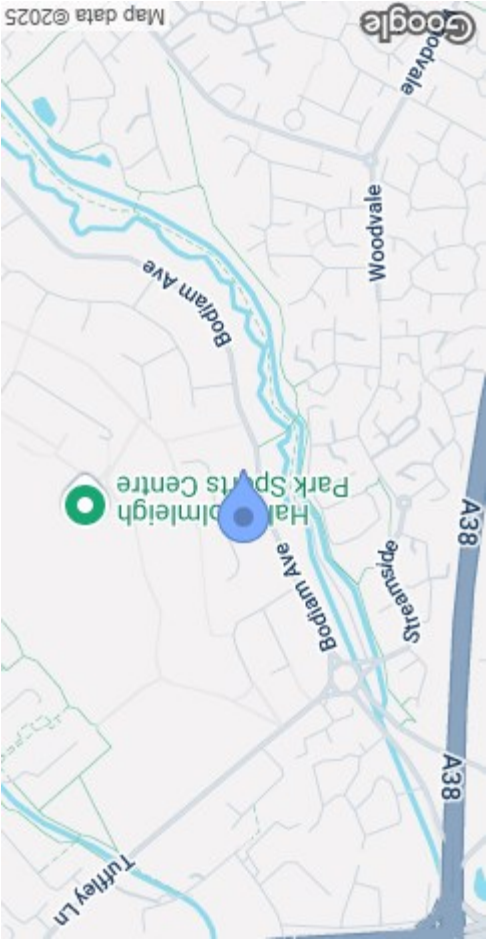
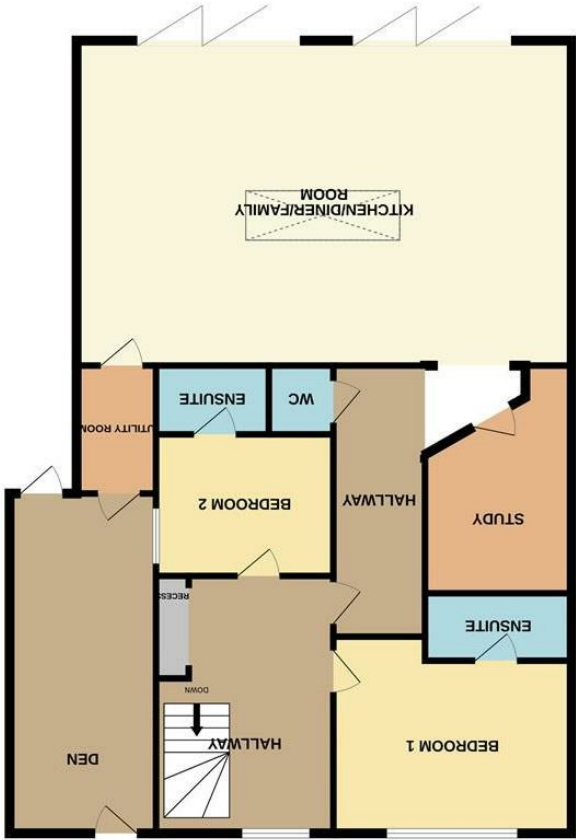


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



1ST FLOOR
400 sq. ft. (37.1 sq.m.) approx.



GROUND FLOOR
1462 sq. ft. (135.8 sq.m.) approx.

Visit every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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170 Bodiam Avenue
Tuffley, Gloucester GL4 0XL

£340,000

Stunning largely extended four bedroom two en-suite semi detached property with a 25ft fitted kitchen/diner/family room that has a pair of bifold doors onto the garden and a useful storage barn situated in a convenient position.

Accommodation comprises a den, utility room, 25ft kitchen/diner/family room, study, cloakroom, bedroom one with an en-suite shower room, bedroom two with an en-suite shower room, bedroom three, bedroom four and the family bathroom.

Outside of the property you have a block paved driveway and a very pleasant landscaped rear garden with raised flower borders and a storage barn.

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.



Stable door leads into:

THE DEN

18'8 x 8'2 max (5.69m x 2.49m max)

Power, lighting, polycarbonate roof, door to rear elevation, a partially glazed door leads into:

UTILITY ROOM

7'5 x 4'4 (2.26m x 1.32m)

Base and wall mounted units, laminated worktops, tiled splashbacks, plumbing for automatic washing machine, wall mounted gas fired combination boiler, downlighters, through to:

KITCHEN/DINER/FAMILY ROOM

25'3 x 19'5 (7.70m x 5.92m)

Base and wall mounted units, oak worktops, single drainer one and a half bowl sink unit with a mixer tap, built in five burner gas hob and extractor hood, two electric ovens, space for an American style fridge/freezer, built in dishwasher, Island unit with a breakfast bar, space for table, chairs and sofa, three radiators, tiled floor, downlighters, lantern, a pair of bifold doors to rear elevation onto the patio, through to:

HALLWAY

Two double radiators, oak flooring, downlighters, stairs leading off with storage cupboard beneath, upvc double glazed window to front elevation.

STUDY

13'9 x 7'5 max (4.19m x 2.26m max)

Oak flooring, double radiator, downlighters.

CLOAKROOM

Low level w.c., wash hand basin with a mixer tap, cupboard below and tiled splashback, tiled floor.

BEDROOM 2

9'10 x 8'7 (3.00m x 2.62m)

Oak flooring, double radiator, tv point, upvc double glazed window to side elevation, through to:

EN-SUITE SHOWER ROOM

5'7 x 4'1 (1.70m x 1.24m)

Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, tiled floor, fully tiled walls, downlighters, extractor fan.

BEDROOM 1

14'2 x 11'9 max (4.32m x 3.58m max)

Oak flooring, double radiator, downlighters, upvc double glazed window to front elevation, through to:

EN-SUITE SHOWER ROOM

7'5 x 3'9 (2.26m x 1.14m)

Walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, tiled floor, fully tiled walls, downlighters, extractor fan.

From the hallway stairs lead to the first floor.

LANDING

Upvc double glazed window to front elevation.

BEDROOM 3

13' x 7'6 max (3.96m x 2.29m max)

Double radiator, upvc double glazed window to rear elevation.

BEDROOM 4

13' x 7'8 max (3.96m x 2.34m max)

Double radiator, upvc double glazed window to front elevation.

FAMILY BATHROOM

7'3 x 6'2 (2.21m x 1.88m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, chrome heated towel rail, tiled floor, extractor fan, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is a block paved driveway providing off road parking.

To the rear there is a lovely landscaped enclosed garden with a patio, raised flower borders, plants, shrubs and bushes. There is also a:

STORAGE BARN

22' x 10' (6.71m x 3.05m)

Two polycarbonate windows to front elevation, power and lighting.

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: 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 our office in Windsor Drive proceed into Chatsworth Avenue follow the road around and take the last turning right into Bodiam Avenue. Proceed along here where the property can be found after a short distance 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).

