

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	
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£210,000

Sought after two double bedroom chalet style house situated in a convenient position with a 50ft enclosed rear garden, a fitted kitchen and a modern shower room.

Accommodation comprises hall, lounge with a fireplace, fitted kitchen overlooking the rear garden, bedroom one with built in storage cupboards, bedroom two and the modern shower room.

Outside at the front you have a garden that is laid to lawn and a pathway leading up to the front door.

Around to the rear of the property there is a 50ft enclosed garden that is laid to lawn with a paved patio and rear access.

Tuffley is a popular and historic suburb of Gloucester, in the county of Gloucestershire. Recorded as Tuffley, Tufley, Tufly, Tuffel, Tuffill and possibly others, this suburb was once a village mentioned in the Domesday book of 1086 as 'Tuffelege', which suggests a meaning of Tuffa's farm, with Tuffa being an Anglo-Saxon personal name. Four local churches have a base in Tuffley: 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.



Front door leads into:

ENTRANCE HALLWAY
Laminate flooring, single radiator, stairs leading off, through to:

LOUNGE
13'6 x 11'2 max (4.11m x 3.40m max)
Fireplace with a gas coal effect fire, oak style laminate flooring, understairs storage cupboard, single radiator, wall lights, upvc double glazed window to front elevation overlooking the front garden and surrounding area, opening into:

KITCHEN
14'3 x 8' (4.34m x 2.44m)
Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, gas cooker point, extractor hood, single radiator, laminate flooring, space for fridge/freezer, cupboard housing the gas fired combination boiler, upvc double glazed door and window to rear elevation overlooking the rear garden.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space.

BEDROOM 1
11' x 9'7 (3.35m x 2.92m)
Built in storage cupboards, single radiator, upvc double glazed window to front elevation overlooking the surrounding area and hillsides beyond.

BEDROOM 2
11'9 x 8'8 max (3.58m x 2.64m max)
Laminate flooring, single radiator, upvc double glazed window to rear elevation overlooking the rear garden and hillsides beyond.

SHOWER ROOM
7'2 x 4'9 (2.18m x 1.45m)
Double shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, drawer and cupboard below, fully tiled walls, upvc double glazed window to rear elevation.

OUTSIDE
To the front there is a garden which is laid to lawn with a flower border and a pathway leading to the front door.

There is an enclosed rear garden measuring 50ft in length which is mainly laid to lawn with a flower border, paved patio all surrounded by panelled fencing with double personal access gates at the rear.

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.

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 turn left into Chatsworth Avenue taking the fourth turning left into Thoresby Avenue where the property can be located after a short distance set back 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).

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