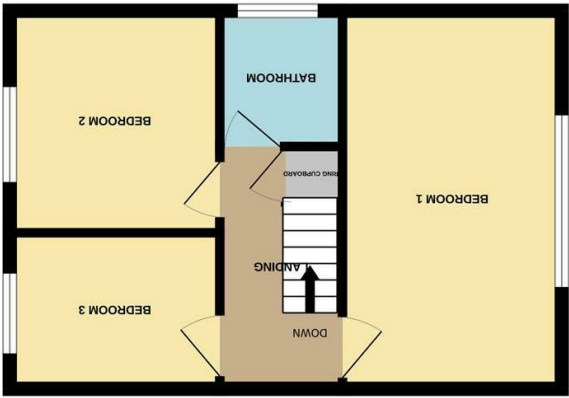
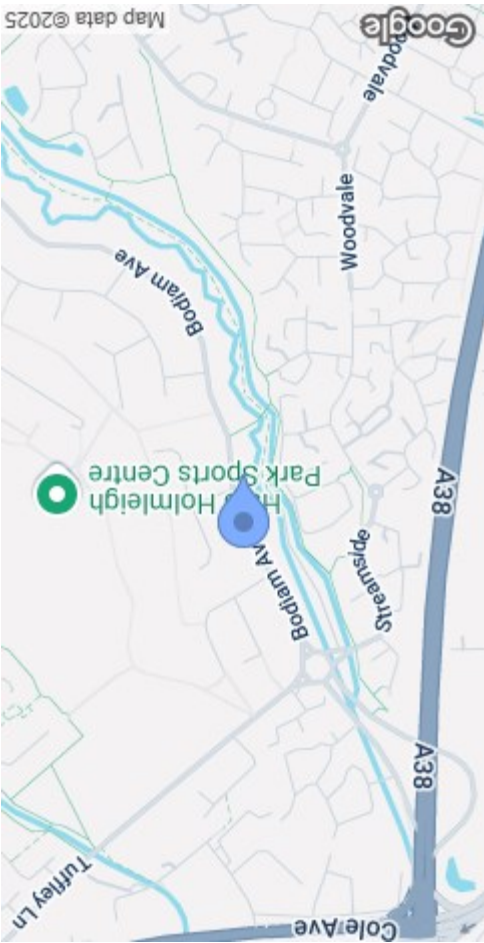
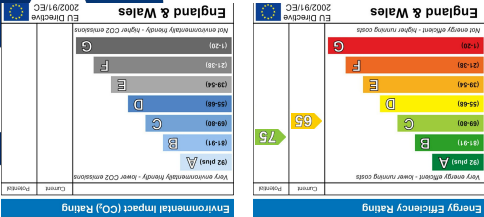
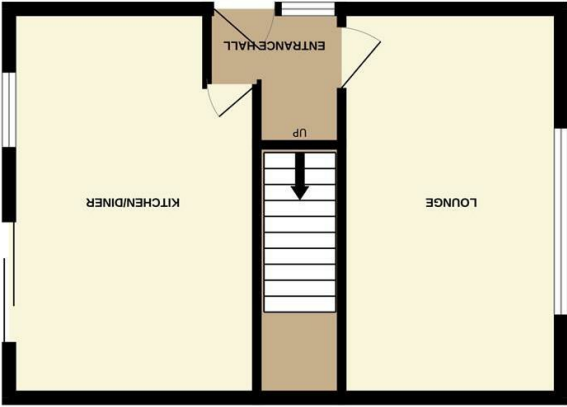


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

Whilst 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, 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 as to their operability or efficiency can be given.
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213 Bodiam Avenue
Tuffley, Gloucester GL4 0XL

£220,000

Three bedroom semi detached property in need of complete renovation having great potential and being offered with no onward chain

The accommodation briefly comprises entrance hall, kitchen/diner, lounge. Whilst to the first floor three bedrooms and family bathroom.

Benefits include desirable and popular location, off road parking for numerous vehicles and an attached 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 door with matching side panel leads into:

ENTRANCE HALL

Doors leading off, stairs leading to the first floor landing, radiator.

LOUNGE

15'10" x 10'9" (4.85m x 3.3m)

Radiator, aluminium double glazed window with glazed under panel to front aspect.

KITCHEN/DINER

15'10" x 12'7" (4.85m x 3.85m)

Base, drawer and wall mounted units, electric double oven, electric hob with extractor over (all untested), stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine, understairs storage cupboard, radiator, tiled floor, aluminium sliding patio doors to rear aspect, aluminium double glazed window to rear aspect.

From the entrance hall stairs lead to the first floor.

LANDING

Access into the roof space, overstairs storage cupboard, various doors leading off.

BEDROOM 1

16'0" x 10'11" (4.89m x 3.35m)

Radiator, aluminium double glazed window to front aspect.

BEDROOM 2

8'9" x 8'6" (2.68m x 2.60m)

Radiator, wall mounted Gloworm boiler (untested), aluminium double glazed window to rear aspect.

BEDROOM 3

8'9" x 7'1" (2.67m x 2.18m)

Radiator, aluminium double glazed window to rear aspect.

BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, close coupled w.c., fully tiled walls, radiator, two aluminium double glazed windows. There is ceiling damage due to a water tank leak we believe.

OUTSIDE

The front garden is primarily laid to lawn with a paved driveway providing ample off road parking for numerous vehicles and in turn leads to a:

ATTACHED GARAGE

Up and over door to front elevation.

To the rear the gardens are completely overgrown and in need of landscaping.

SERVICES

Mains water, electricity, gas and drainage.

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.

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 the Tuffley office turn left at the Pike and Musket public house into Chatsworth Avenue and follow the road all the way down to the bottom turning right into Bodiam Avenue. Proceed along here and the property can be found on the left hand side with a For Sale Board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

