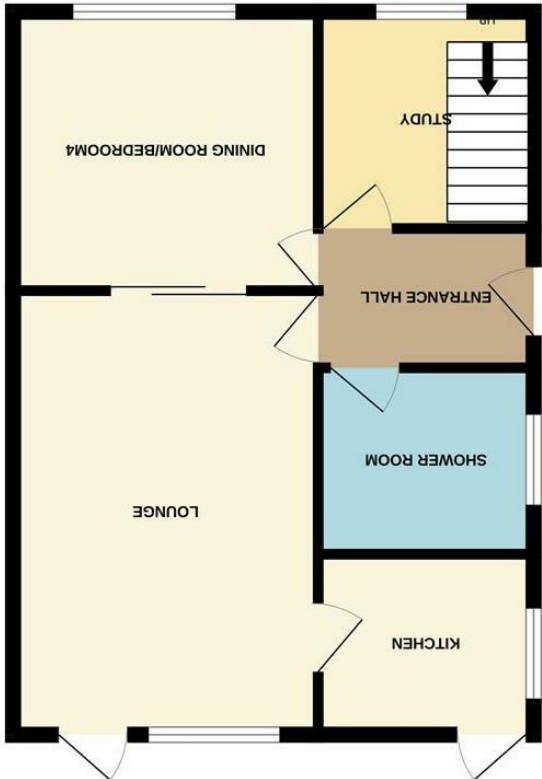
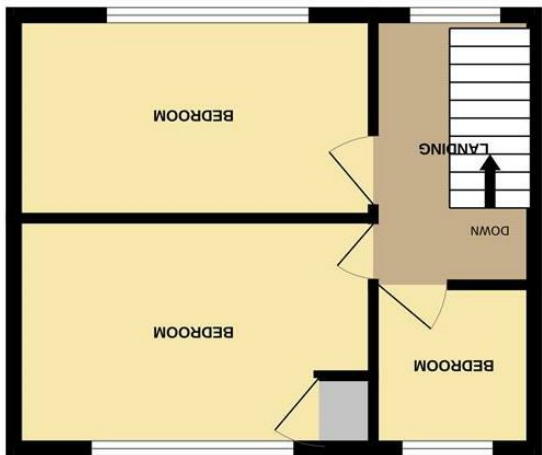
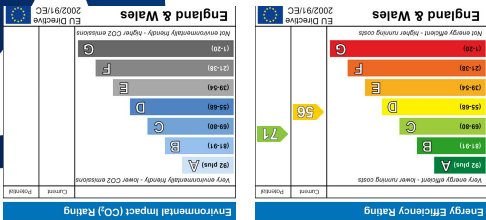


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



17 Longleat Avenue
Tuffley, Gloucester GL4 0SG



STEVE GOOCH
ESTATE AGENTS | EST 1985

£224,995

A spacious and versatile three/four bedroom semi detached property in need of updating although offering great potential and is offered with no onward chain.

The accommodation comprises entrance hall, study, dining room/bedroom four, lounge, kitchen and shower room. Whilst to the first floor three bedrooms.

Additional benefits include popular and desirable location, good size private rear garden, off road parking for numerous vehicles and a detached 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.



Part glazed upvc door leads into:

ENTRANCE PORCH

Wooden part glazed door leads into:

ENTRANCE HALL

Various doors leading off, radiator, cloaks cupboard with a hanging rail.

LOUNGE

16'9" x 10'10" (5.11m x 3.32m)

Gas fire housing the back boiler, radiator, power points, upvc double glazed window and door overlooking the private rear gardens, doors through to:

DINING ROOM/BEDROOM 4

11'10" x 10'9" (3.62m x 3.3m)

Radiator, power points, upvc double glazed window overlooking the front aspect.

KITCHEN

8'10" x 8'5" (2.71m x 2.58m)

A range of base, drawer and wall mounted units, roll edge work surface, stainless steel sink and drainer unit, tiled splashbacks, space for cooker, space for larder style fridge/freezer, space and plumbing for automatic washing machine, pantry with shelving, upvc double glazed window to side aspect, upvc double glazed window and glass panelled door onto the private rear gardens.

STUDY

9'0" x 8'11" (2.75m x 2.72m)

Radiator, power points, stairs leading off.

SHOWER ROOM

White suite comprising close coupled w.c., pedestal wash hand basin, shower base with an electric shower, tiled walls, radiator, airing cupboard housing the immersion tank with slatted shelving, upvc double glazed opaque window to side aspect.

Stairs from the study lead to the first floor.

LANDING

Various doors leading off, upvc double glazed window to front aspect.

BEDROOM 1

13'5" x 8'2" (4.11m x 2.49m)

Radiator, eaves storage, upvc double glazed window to front aspect.

BEDROOM 2

13'8" x 8'2" (4.17m x 2.51m)

Radiator, eaves storage, storage cupboard, upvc double glazed window to rear aspect.

BEDROOM 3

8'2" x 6'3" (2.51m x 1.93m)

Radiator, upvc double glazed window to rear aspect.

OUTSIDE

To the front the garden is mainly laid to lawn and has a tarmacadam driveway providing ample off road parking for numerous vehicles and in turn leads to a:

DETACHED GARAGE

Up and over door to front elevation.

The gardens to the rear are laid to lawn with a patio area and is enclosed by a combination of mature trees, hedges and bushes.

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 proceed into Chatsworth Avenue and continue along taking the third turning left into Longleat Avenue and proceed along here where no 17 can be found 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).

