

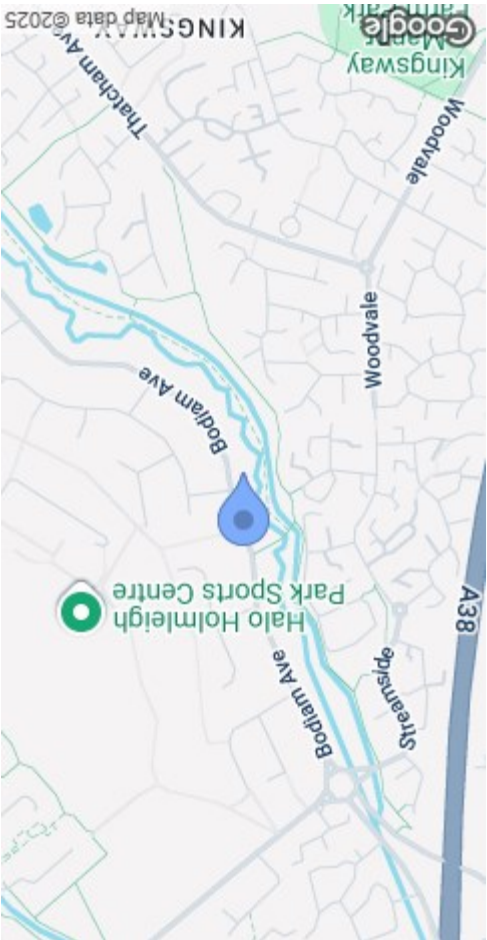
MISREPRESENTATION DISCLAIMER

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.

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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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£320,000

Chain free five bedroom semi detached family home with a 27ft lounge that has a wood burner and French doors onto the patio, a 19ft fitted kitchen/breakfast room and a single garage with an electric roller shutter door situated in a popular area.

Accommodation comprises hallway, wc, lounge, dining room, fitted kitchen/breakfast room, bedroom one with built in wardrobes, bedroom two, bedroom three with fitted wardrobes, bedroom four with fitted wardrobes, bedroom five, the family bathroom with a white suite and a separate shower room.

Outside of the property you have a block paved driveway leading to the garage and a pleasant enclosed 80ft rear garden that is mainly laid to patio and astro turf with flower borders.

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 front door leads into:
ENTRANCE HALLWAY
Laminate flooring, single radiator, stairs leading off.

WC
Low level w.c., corner wash hand basin, tiled floor, extractor fan.

LOUNGE
27'1 x 11'7 max (8.26m x 3.53m max)
Fireplace housing a wood burning stove, wall lights, coved ceiling, double radiator, upvc double glazed bow window to front elevation, matching French doors to rear elevation onto the patio.

DINING ROOM
10'3 x 8'5 (3.12m x 2.57m)
Laminate flooring, double radiator, built in storage cupboard, upvc double glazed window to rear elevation overlooking the garden.

KITCHEN/BREAKFAST ROOM
19'10 x 7'8 (6.05m x 2.34m)
Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer sink unit with a mixer tap, built in electric double oven, ceramic hob and extractor hood, plumbing for a dishwasher, space for a fridge, double radiator, personal access door into the garage, upvc double glazed stable door to side elevation and matching window to rear elevation overlooking the garden.

From the landing stairs lead to the first floor.

LANDING
Access to loft space.

BEDROOM 1
14'1 x 10'4 max (4.29m x 3.15m max)
Double built in wardrobe, single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 2
12'7 x 9'6 max (3.84m x 2.90m max)
Cupboard housing the gas fired combination boiler, single radiator and slatted shelving, single radiator, upvc double glazed window to rear elevation overlooking the rear garden.

BEDROOM 3
15'5 x 7'9 max (4.70m x 2.36m max)
Built in wardrobe, single radiator, upvc double glazed window to rear elevation.
BEDROOM 4
13' x 7'8 max (3.96m x 2.34m max)
Built in wardrobes, single radiator, upvc double glazed window to front elevation.
BEDROOM 5
11'2 x 7'4 max (3.40m x 2.24m max)
Built in storage cupboard, single radiator, upvc double glazed window to front elevation.

BATHROOM
8'9 x 8'3 (2.67m x 2.51m)
White suite comprising panelled bath with a mixer tap and showerhead attachment, walk in shower enclosure and unit, wash hand basin with a mixer tap and cupboard below, fully tiled walls, downlighters, extractor fan, tiled floor, chrome heated towel rail, upvc double glazed window to rear elevation.

SHOWER ROOM
8'4 x 4'3 (2.54m x 1.30m)
Corner shower cubicle and unit, pedestal wash hand basin with a mixer tap, fully tiled walls, tiled floor, double radiator, downlighters, upvc double glazed window to side elevation.

OUTSIDE
To the front of the property there is a block paved driveway providing off road parking which in turn leads to a:

SINGLE INTEGRAL GARAGE
18'3 x 7'9 (5.56m x 2.36m)
Electric roller shutter door to front elevation, power and lighting.

To the rear there is a very pleasant enclosed rear garden measuring 80ft in length with a large paved patio which leads onto an astro turf area with flower borders, plants and bushes. This leads onto a paved garden area with a storage shed and greenhouse. All surrounded by panelled fencing.

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: D
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

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).

