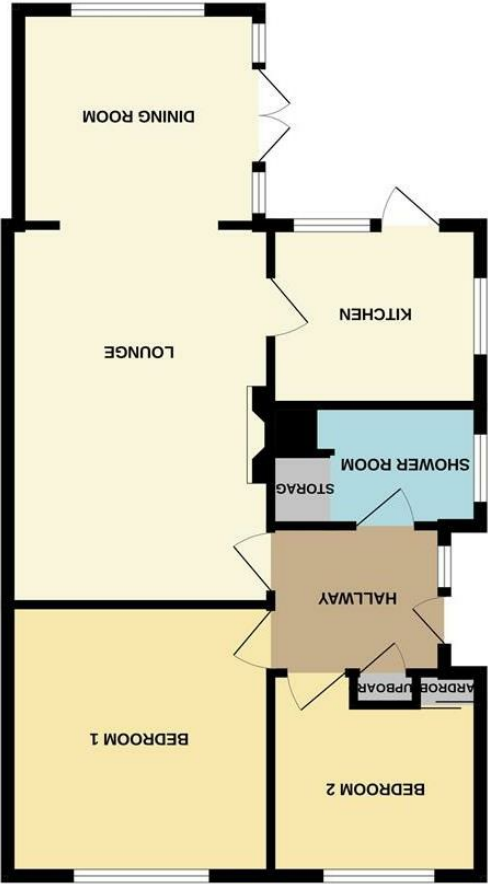
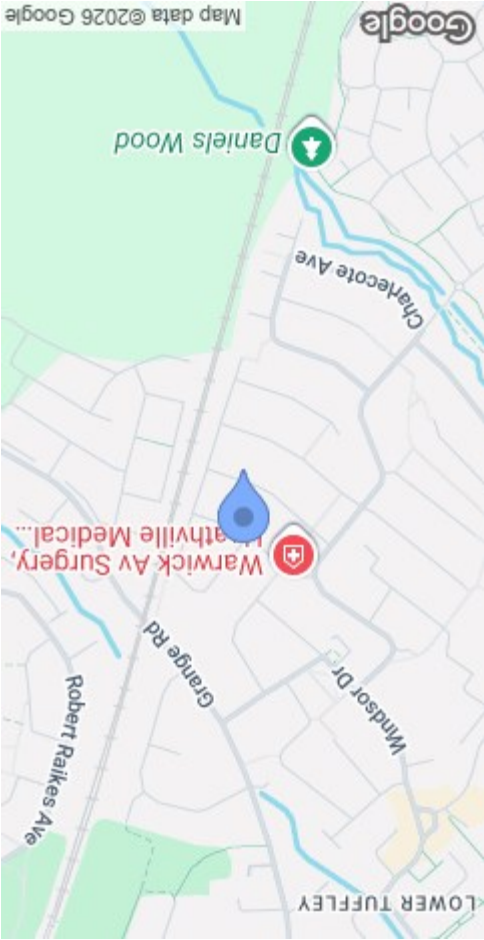




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Whilst every attempt has been made to ensure the accuracy of the diagram contained herein, measurements of plots, windows, doors 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 operation or efficiency can be given.
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Energy Efficiency Rating	
Current	Target
<div><div></div></div>	<div><div></div></div>
86	66
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - low running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(29-38)
G	(1-28)
Very energy inefficient - high running costs	
England & Wales	
EU Directive 2002/91/EC	
Very energy inefficient - high running costs	
G	(1-28)
F	(29-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92-100)



15 Warwick Avenue
Tuffley, Gloucester GL4 0SL

£250,000

Chain free extended two bedroom semi detached bungalow with a re-fitted kitchen and shower room, gas fired central heating, upvc double glazing and a pleasant enclosed rear garden situated in a desirable location.

Accommodation comprises hallway with a storage cupboard, lounge that opens to the dining room extension that has French doors onto the patio, fitted kitchen with built in appliances, bedroom one, bedroom two and the shower room with a walk in double enclosure.

Outside you have a block paved driveway leading to a carport and a pleasant enclosed rear garden with a patio and lawn.

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 side entrance door under a covered entrance area leads into:

ENTRANCE HALLWAY
Laminate flooring, double radiator, access to loft space, built in storage cupboard with shelving.

LOUNGE
16'7 x 10'9 (5.05m x 3.28m)
Former open fireplace, laminate flooring, coved ceiling, single radiator, wall lights, tv point, telephone point, opening into:

DINING ROOM EXTENSION
10'3 x 9'2 (3.12m x 2.79m)
Laminate flooring, single radiator, coved ceiling, upvc double glazed window to rear elevation overlooking the garden, matching French doors to side elevation onto the patio.

KITCHEN
8'9 x 7'9 (2.67m x 2.36m)
Modern base and wall mounted units, laminated worktops and splashbacks, single drainer stainless steel sink unit with a mixer tap, fridge, washing machine, built in electric oven, ceramic hob, extractor hood and freezer, upvc double glazed window to side elevation, matching door and window to rear elevation onto the patio.

BEDROOM 1
11'9 x 11' (3.58m x 3.35m)
Single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 2
9' x 8'7 (2.74m x 2.62m)
Built in wardrobe, single radiator, wall lights, upvc double glazed window to front elevation.

SHOWER ROOM
8'9 x 5'3 max (2.67m x 1.60m max)
Double walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, worksurface and cupboard below, airing cupboard recess with a single radiator and shelving, upvc double glazed window to side elevation.

OUTSIDE
To the front there is a block paved driveway and a garden which is laid to gravel.

To the side double wooden doors lead to a carport which has an external water supply.

To the rear there is an enclosed garden with a paved patio then steps lead to the rest of the garden which is mainly laid to lawn with flower borders, plants and bushes. All surrounded by panelled fencing.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

TENURE
Freehold.

LOCAL AUTHORITY
Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

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.

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 just after The Pike and Musket Public House and continue along then take the second turning left into Warwick Avenue where the property can be located 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).

