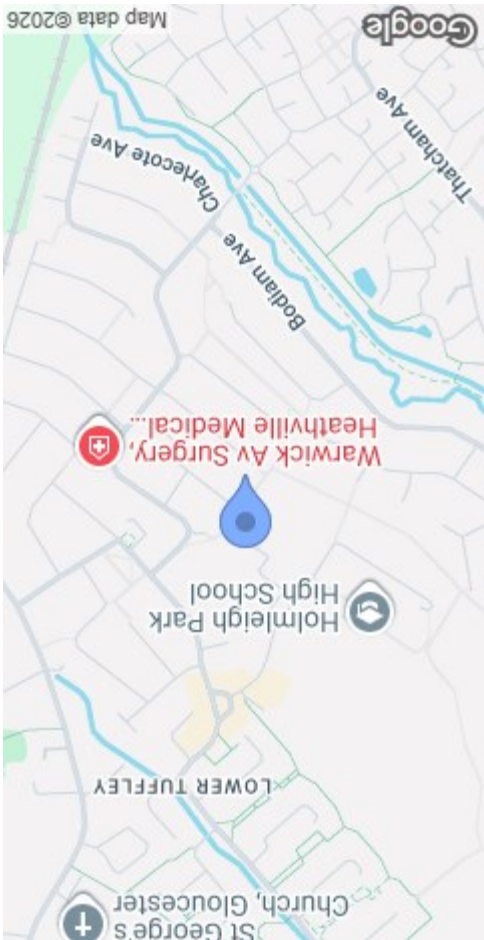




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environmental Impact (CO <sub>2</sub> ) Rating																												
<table border="1"> <tr><td>Very good - low energy cost</td><td>A</td></tr> <tr><td>Good</td><td>B</td></tr> <tr><td>Decent</td><td>C</td></tr> <tr><td>Needs improvement</td><td>D</td></tr> <tr><td>Needs more improvement</td><td>E</td></tr> <tr><td>Very poor</td><td>F</td></tr> <tr><td>Very poor - high energy cost</td><td>G</td></tr> </table>	Very good - low energy cost	A	Good	B	Decent	C	Needs improvement	D	Needs more improvement	E	Very poor	F	Very poor - high energy cost	G	<table border="1"> <tr><td>Very low</td><td>A</td></tr> <tr><td>Low</td><td>B</td></tr> <tr><td>Medium</td><td>C</td></tr> <tr><td>High</td><td>D</td></tr> <tr><td>Very high</td><td>E</td></tr> <tr><td>Very high - high energy cost</td><td>F</td></tr> <tr><td>Very high - very high energy cost</td><td>G</td></tr> </table>	Very low	A	Low	B	Medium	C	High	D	Very high	E	Very high - high energy cost	F	Very high - very high energy cost	G
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other features are approximate and no responsibility is taken for any error or omission in the 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 is given as to their condition or energy class given.



34 Denham Close  
 Tuffley, Gloucester GL4 0SF



**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£235,000**

A two bedroom semi detached bungalow with a conservatory situated in a popular cul-de-sac location and offered with no onward chain.

The accommodation comprises entrance hall, lounge, conservatory, kitchen, two bedrooms and bathroom.

Additional benefits include gas fired central heating, double glazing throughout, off road parking, carport and an enclosed rear garden.

A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham. Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



Upvc door with a double glazed opaque window leads into:

**ENTRANCE HALL**

Access to loft space, radiator, various doors leading off, storage cupboard with coat hanging space.

**LOUNGE**

16'9 x 10'9 (5.11m x 3.28m)

Wooden fireplace with a marble effect hearth and backing, wall lights, radiator, power points, tv point, aluminium double glazed sliding door into the conservatory, through to:

**KITCHEN**

9' x 7'10 (2.74m x 2.39m)

A range of base, drawer and wall mounted units, roll edge work surface, stainless steel sink and drainer unit with a mixer tap, tiled splashback, plumbing for washing machine, space for fridge/freezer, power points, radiator, upvc double glazed windows to rear and side elevations, upvc door with opaque double glazed window leading into the rear garden.

**CONSERVATORY**

9'7 x 9'3 (2.92m x 2.82m)

Upvc double glazed with power points.

**BEDROOM 1**

11'10 x 10'9 (3.61m x 3.28m)

Built in wardrobes and drawers, power points, radiator, upvc double glazed window to front elevation.

**BEDROOM 2**

9'1 x 8'10 (2.77m x 2.69m)

Storage cupboard with shelving, power points, radiator, downlighters, upvc double glazed window to front elevation.

**BATHROOM**

7'3 x 5'6 max (2.21m x 1.68m max)

White suite comprising bath with overhead shower, pedestal wash hand basin, low level w.c., storage cupboard, upvc double glazed opaque window to side elevation.

**OUTSIDE**

The front garden is laid to lawn. There is a driveway providing off road parking for two vehicles which in turn leads via wooden gates into a carport.

The rear garden has a patio area with steps leading down onto a lawn, shrubs, bushes, small feature pond, wooden garden shed and gated side access.

**AGENTS NOTE**

This property is being sold on behalf of a corporate client and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

**AGENTS NOTE**

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

**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:  
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 office proceed along Windsor Drive turning left into Chatsworth Avenue, taking the second turning right into Denham Close where the property can be found at the end 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).

