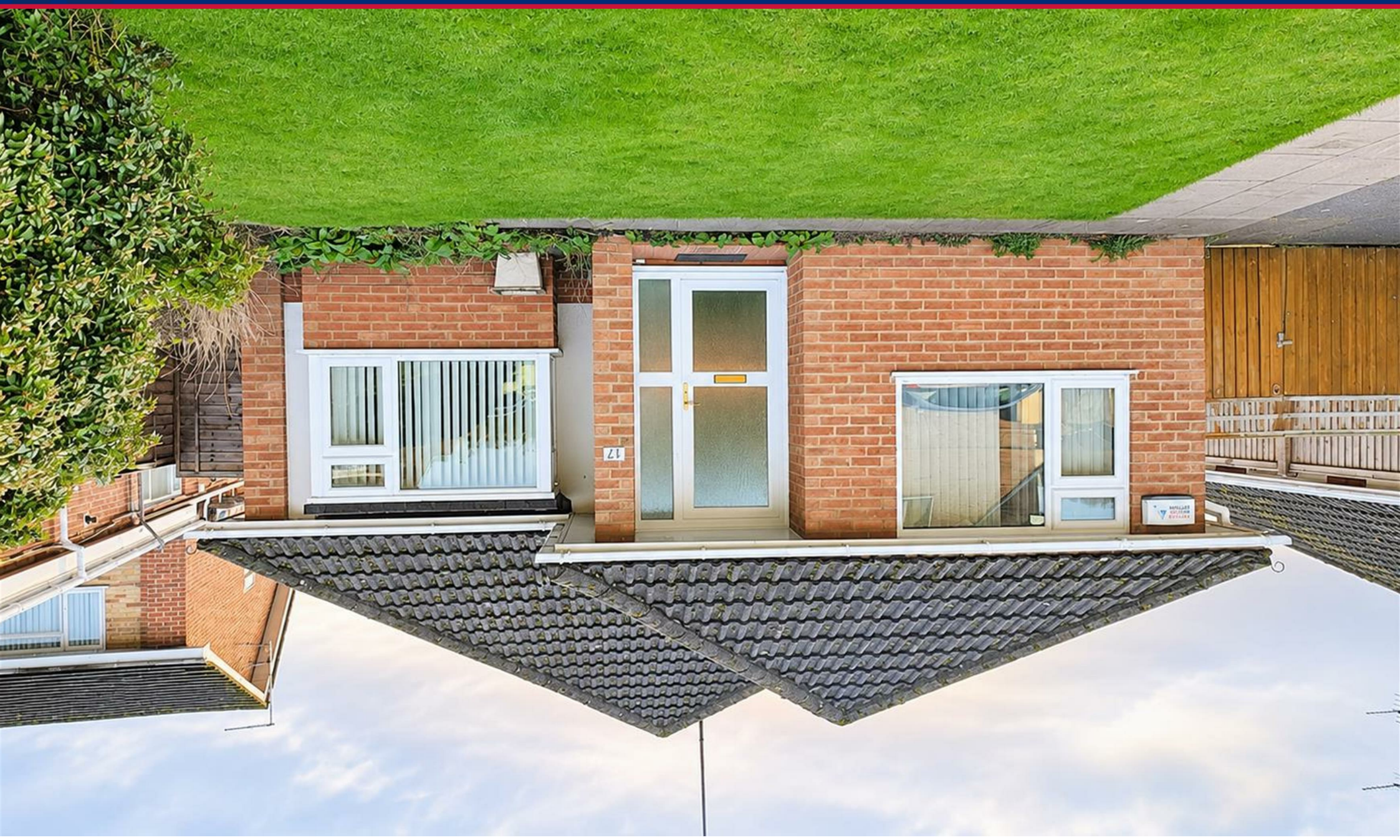
17 Sandringham Avenue
Tuffley, Gloucester GL4 0QL

STEVE GOOCH
ESTATE AGENTS | EST 1985

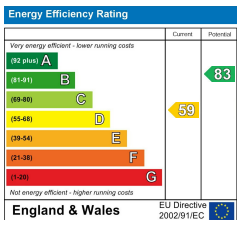


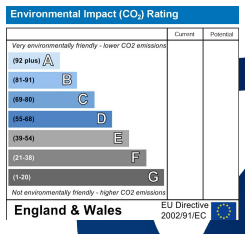


17 SANDRINGHAM AVENUE TUFFLEY

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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£270,000

CHAIN FREE THREE BEDROOM DETACHED BUNGALOW situated in a convenient position on A LEVEL PLOT with GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, a SINGLE GARAGE and a PLEASANT ENCLOSED REAR GARDEN.

Accommodation comprises hallway, lounge with patio doors onto the garden, fitted kitchen, bedroom one with a bay window, bedroom two, bedroom three and the bathroom with a white suite.

Outside of the property you have a DRIVEWAY leading to the SINGLE GARAGE 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 front door leads into:

ENTRANCE HALLWAY
Single radiator, built in storage cupboard, telephone point, access to loft space, airing cupboard with hot water cylinder and slatted shelving.

LOUNGE
16'2 x 11'4 max (4.93m x 3.45m max)
Former open fireplace with a Cotswold stone style surround and a paved hearth, double radiator, wall lights, tv point, upvc double glazed patio doors to rear elevation onto the garden.

KITCHEN
10'7 x 7'5 (3.23m x 2.26m)
Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, built in electric oven, ceramic hob and extractor fan, plumbing for washing machine, cupboard housing the gas fired central heating boiler, upvc double glazed windows to side and rear elevations, matching door to rear elevation onto the garden.

BEDROOM 1
11'4 x 11'3 max (3.45m x 3.43m max)
Single radiator, upvc double glazed bay window to front elevation.

BEDROOM 2
10' x 8'2 (3.05m x 2.49m)
Single radiator, upvc double glazed window to front elevation.

BEDROOM 3
8'4 x 8'1 (2.54m x 2.46m)
Built in storage cupboard, double radiator, upvc double glazed window to side elevation.

BATHROOM
8' x 5' (2.44m x 1.52m)
White suite comprising panelled bath with shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, shaver point, single radiator, upvc double glazed window to side elevation.

OUTSIDE
To the front there is a driveway providing off road parking and a garden which is laid to lawn with a flower border. To the side there are wooden built gates giving access to further off road parking which in turn leads to a:

DETACHED GARAGE
16'3 x 7'9 (4.95m x 2.36m)
Up and over door to front elevation, upvc double glazed windows to side and rear elevations.

The rear garden is mainly laid to lawn with a paved patio all surrounded by fencing and walling.

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 Sandringham Avenue where the property can be found immediately 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).