



55 Bodiam Avenue
Tuffley, Gloucester GL4 0TJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

55 Bodiam Avenue

£325,000

Tuffley, Gloucester GL4 0TJ

GREATLY IMPROVED and CARED FOR TWO DOUBLE BEDROOM (formerly three bedroom) SEMI DETACHED BUNGALOW with an 18FT FITTED KITCHEN/DINER that has BUILT IN APPLIANCES, a GENEROUS GRAVELLED DRIVEWAY and a LOVELY ENCLOSED REAR GARDEN with a 15FT SUMMERHOUSE situated in a DESIRABLE FAMILY AREA

Accommodation comprises ENTRANCE AREA with a STORAGE CUPBOARD, LOUNGE, FITTED KITCHEN/DINER, BEDROOM ONE OVERLOOKING THE GARDEN, BEDROOM TWO with a STORAGE RECESS, SHOWER ROOM with a DOUBLE ENCLOSURE, STORE ROOM 1 and 2.

Outside you have a GENEROUS DRIVEWAY providing OFF ROAD PARKING for THREE VEHICLES and a LOVELY ENCLOSED REAR GARDEN with a COMPOSITE DECK, a LARGE LAWN and a SUMMER HOUSE surrounded by COMPOSITE FENCING.

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.



Double glazed front door with upvc double glazed side panels to either side leads into:

ENTRANCE AREA

Laminate flooring, built in cloaks cupboard, opening into:

KITCHEN/DINER

18'9 x 9'7 (5.72m x 2.92m)

A range of High Gloss fronted base and wall mounted units, laminated worktops, single drainer stainless steel sink unit with a mixer tap, built in ceramic hob, extractor hood, two electric single ovens one of which has a built in microwave facility, dishwasher, fridge/freezer, wine cooler, Island unit with seating for four, laminate flooring, vertical radiator, downlighters, built in storage cupboard with shelving, built in pantry with shelving, bluetooth ceiling spotlights.

LOUNGE

15'7 x 11'1 max (4.75m x 3.38m max)

Laminate flooring, recess for shelving, tv point, double radiator, dimmer switch, upvc double glazed window to front elevation overlooking the surrounding area, through to:

INNER HALLWAY

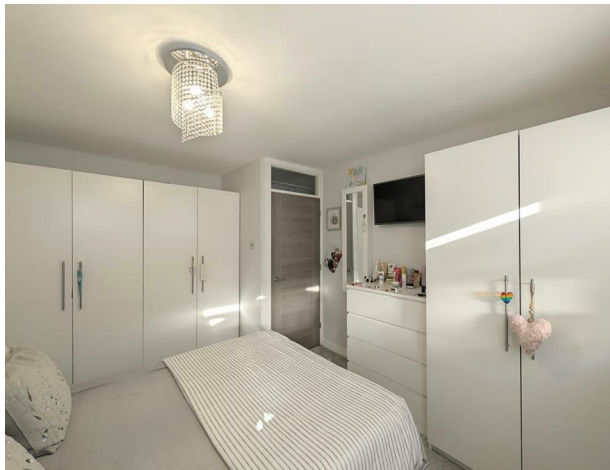
Sensor spotlight, access to a large partially boarded loft space via a pull down loft ladder with lighting, a power socket and housing the Worcester combination boiler.

BEDROOM 1

12'6 x 10' max (3.81m x 3.05m max)

Single radiator, downlighters, dimmer switch, chrome sockets and USB points, internal wiring for Virgin media, upvc double glazed window to rear elevation overlooking the rear garden.





BEDROOM 2

11'3 x 8'9 max (3.43m x 2.67m max)

Single radiator, new sockets, drop down cables for Virgin TV and internal ethernet cable, upvc double glazed window to rear elevation overlooking the rear garden.

SHOWER ROOM

8'7 x 5'3 max (2.62m x 1.60m max)

Double shower enclosure and 5 point body shower, low level w.c., wash hand basin with a mixer tap and cupboard below, built in storage cupboard, upgraded extractor fan, built in bluetooth ceiling spot light speakers, vertical chrome radiator, dimmer switch.



From the kitchen/diner door leads into:

STORE ROOM 1

14'4 x 7'4 (4.37m x 2.24m)

Partially glazed door to front elevation, single drainer stainless steel sink unit with a mixer tap and cupboard below, plumbing for automatic washing machine, laminate flooring.

STORE ROOM 2

12' x 7'4 (3.66m x 2.24m)

Laminate flooring, partially glazed door to rear elevation.

OUTSIDE

To the front there is a gravelled driveway providing off road parking for three vehicles.

To the rear there is a pleasant enclosed garden with a raised composite deck with LED lighting which leads onto the rest of the garden which is mainly laid to lawn with multiple exterior power sockets surrounding by composite fencing. There is also a:

SUMMER HOUSE

15'10 x 7'6 (4.83m x 2.29m)

Currently housing a hot tub, power, lighting, built in extractor fan, wiring for Virgin media, windows to side elevation, door to front elevation.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be confirmed.

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

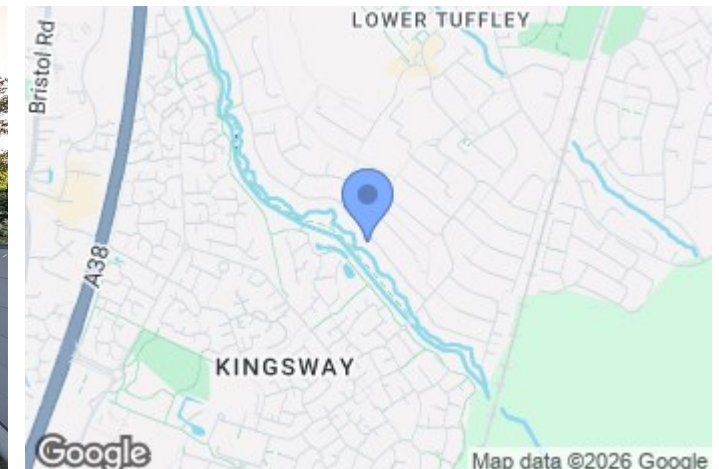
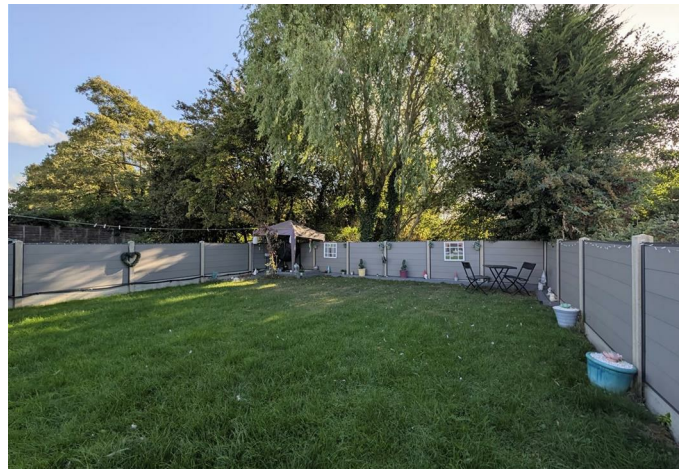
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From 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.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

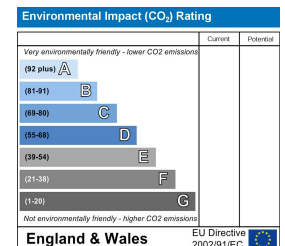
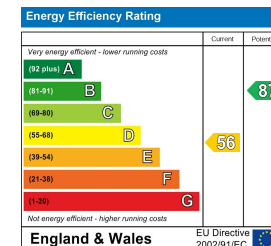




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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