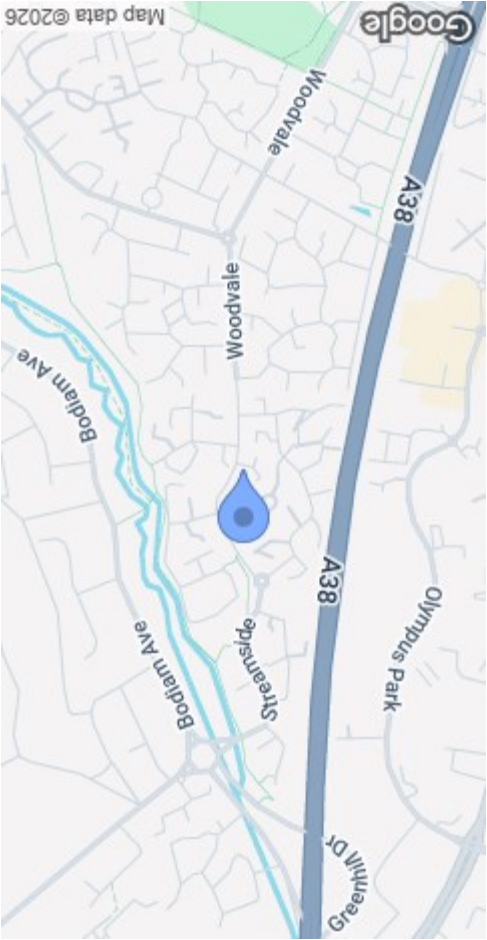


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

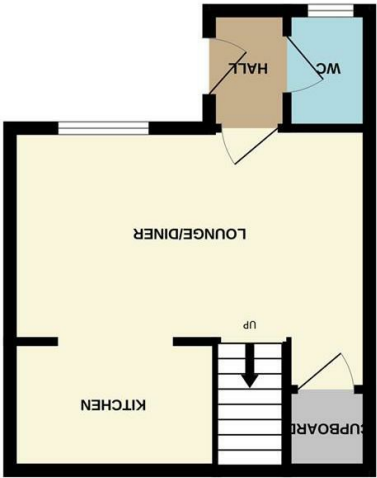
England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low running costs	Very energy efficient - low running costs
92 (plus)	92 (plus)
A	A
88-91	88-91
B	B
84-87	84-87
C	C
81-83	81-83
D	D
77-80	77-80
E	E
73-76	73-76
F	F
69-72	69-72
G	G
65-68	65-68
Very energy inefficient - high running costs	Very energy inefficient - high running costs
55-64	55-64
2002/91/EC	2002/91/EC
Energy Efficiency Rating	
Current	Target
72	90

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low running costs	Very energy efficient - low running costs
92 (plus)	92 (plus)
A	A
88-91	88-91
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84-87	84-87
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G	G
65-68	65-68
Very energy inefficient - high running costs	Very energy inefficient - high running costs
55-64	55-64
2002/91/EC	2002/91/EC
Environmental Impact (CO ₂) Rating	
Current	Target
72	90

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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1ST FLOOR



GROUND FLOOR



Offers Over £195,000

Very well cared for two bedroom end terraced house with a single garage, a replacement combi boiler, double glazing, a fitted kitchen with a range of integrated appliances and allocated off road parking situated in a popular location.

Accommodation comprises entrance hallway, re-fitted cloakroom, lounge/diner, fitted kitchen, bedroom one with fitted wardrobes, bedroom two and the re-fitted shower room with a double walk in shower enclosure.

Outside of the property you have allocated off road parking leading to the single garage.

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.



Partially glazed front door leads into:

ENTRANCE HALLWAY

Single radiator, coved ceiling, oak style flooring.

RE-FITTED CLOAKROOM

5'5 x 3'2 (1.65m x 0.97m)

Low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, single radiator, upvc double glazed window to front elevation.

LOUNGE/DINER

15'7 x 11'7 max (4.75m x 3.53m max)

Oak style flooring, two double radiators, coved ceiling, tv point, telephone point, stairs leading off with storage cupboard under, space for table and chairs, upvc double glazed windows to front and side elevations.

KITCHEN

8'9 x 5'6 (2.67m x 1.68m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric double oven, four burner gas hob and extractor hood, built in dishwasher, built in fridge/freezer, downlighters.

From the lounge/diner stairs lead to the first floor.

LANDING

Access to loft space, cupboard housing the gas fired combination boiler.

BEDROOM 1

10'4 x 10'4 max (3.15m x 3.15m max)

Double built in wardrobe, tv point, single radiator, upvc double glazed windows to front and side elevations.

BEDROOM 2

13'9 x 6'7 max (4.19m x 2.01m max)

Single radiator, upvc double glazed window to front elevation.

RE-FITTED SHOWER ROOM

6'2 x 5'4 (1.88m x 1.63m)

Double walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, downlighters, extractor fan, heated towel rail.

OUTSIDE

There is off road parking leading to a:

SINGLE GARAGE

Up and over door to front elevation.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be confirmed.

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 proceed into Chatsworth Avenue and at the end turn right into Bodiam Avenue. At the roundabout take the first exit off into Streamside and at the mini roundabout bear left into Cardinal Drive where the property can be located.

PROPERTY SURVEYS

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

