



9 Dunster Close, Gloucester, GL4 0TP

Offers Over £200,000

Situated in a popular and well-established residential area of Tuffley, this two bedroom bungalow situated on a large corner plot is offered to the market chain free. In need of modernisation throughout, its ideal for those looking to put their own stamp on their new home.

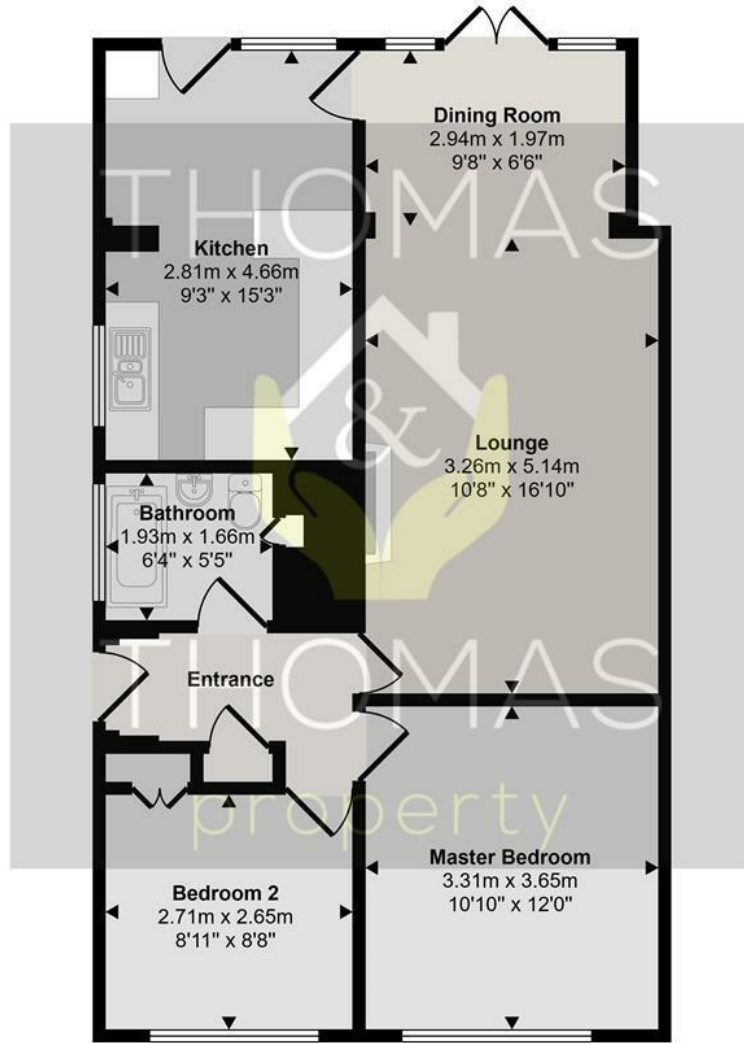
The property features a welcoming entrance hall leading to the bathroom and two double bedrooms. The good sized extended lounge / diner offers the ideal family or entertaining space. Finally a good sized kitchen with access to the garden.

Outside you will find the wrap around gardens, currently gravel and slabs so nice and low maintenance. There is driveway parking for multiple cars a detached garage with power.

Please give us a call today to arrange your viewing.

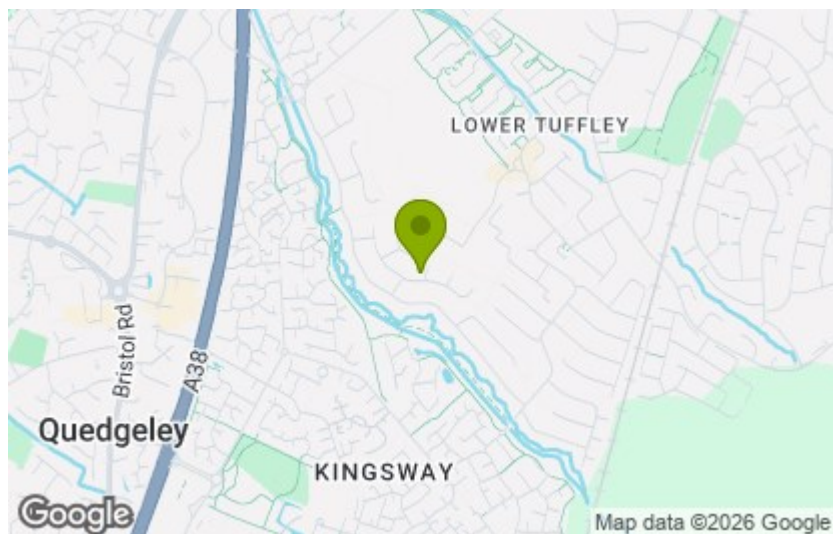
- Chain free
- Impressive large corner plot
- Off road parking and garage
 - Two bedrooms
 - Good size reception room
- In need of modernisation throughout

Approx Gross Internal Area
68 sq m / 734 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 52 | 76 |
| | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| | EU Directive 2002/91/EC | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.