



112 Chatsworth Avenue

Tuffley, Gloucester, GL4 0SA

£289,950



Murdock & Wasley Estate Agents are delighted to bring to the open market this well-proportioned three-bedroom detached bungalow, ideally positioned in the heart of Tuffley. The accommodation comprises three generous bedrooms, a fitted kitchen, comfortable lounge, and a family bathroom, providing a well-balanced layout with plenty of potential to improve.

Externally, the property benefits from off-road parking and a private rear garden, predominantly laid to patio with planted borders, creating a pleasant and low-maintenance space ideal for relaxing or entertaining. Further advantages include convenient side access to both sides of the property, with a useful car port providing additional storage.

Offered to the market with NO ONWARD CHAIN, we highly advise an early viewing to avoid disappointment!



Entrance Hall

Accessed via double glazed door, power points, radiator, two storage cupboards. Doors lead off:

Kitchen

Range of base, wall and draw mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, space for cooker, washing machine and fridge freezer. Partly tiled walls, two storage cupboards, radiator, front aspect double glazed window. Door to:

Lounge

Telephone point, power points, radiator, feature fireplace, front aspect double glazed window.

Bedroom One

Power points, radiator, sliding upvc double glazed doors leading to the garden.

Bedroom Two

Power points, radiator, access to loft space, rear aspect double glazed window.

Bedroom Three

Power points, radiator, side aspect double glazed window.

Shower Room

Suite comprising low level wc, vanity wash hand basin with mixer tap over and storage below, step in double shower with electric shower. Partly tiled walls, heated towel rail, side aspect double glazed window.

Outside

To the front of the property is a paved driveway providing off-road parking for two vehicles. Double wooden gates open to a carport, offering additional storage and convenient access between the front and rear of the property. A further wooden gate to the opposite side also provides easy rear access.

The rear of the property offers a private space enclosed by hedging, with mature shrubs at the centre and a patio space surrounding, providing a perfect space for outdoor eating and entertaining.

Tenure

Freehold.

Services

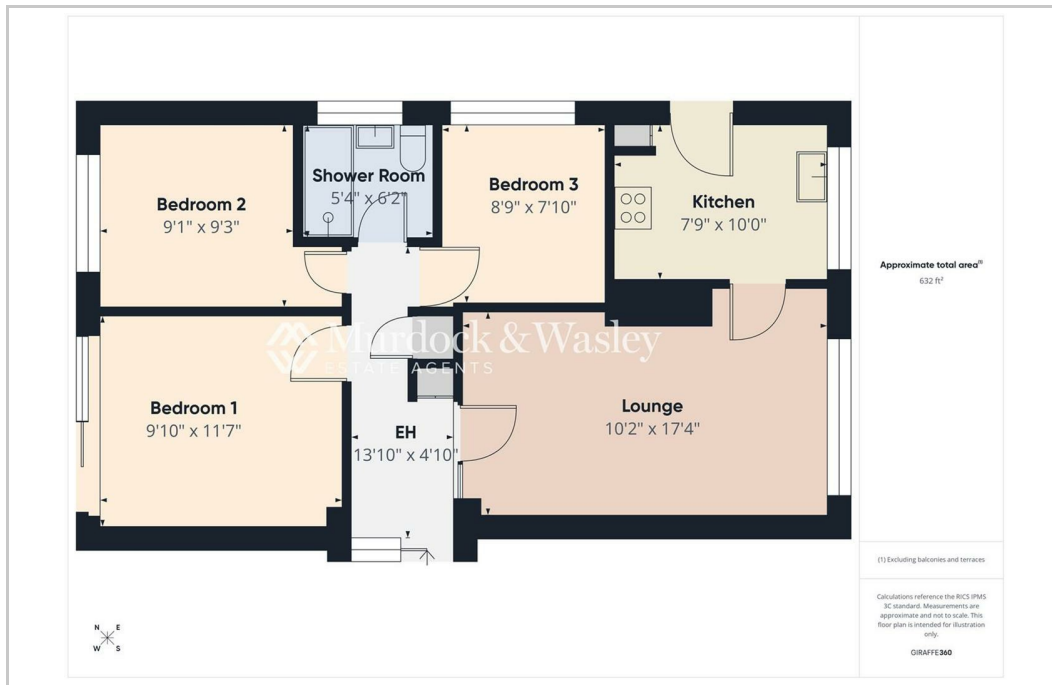
Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: C

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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		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	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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