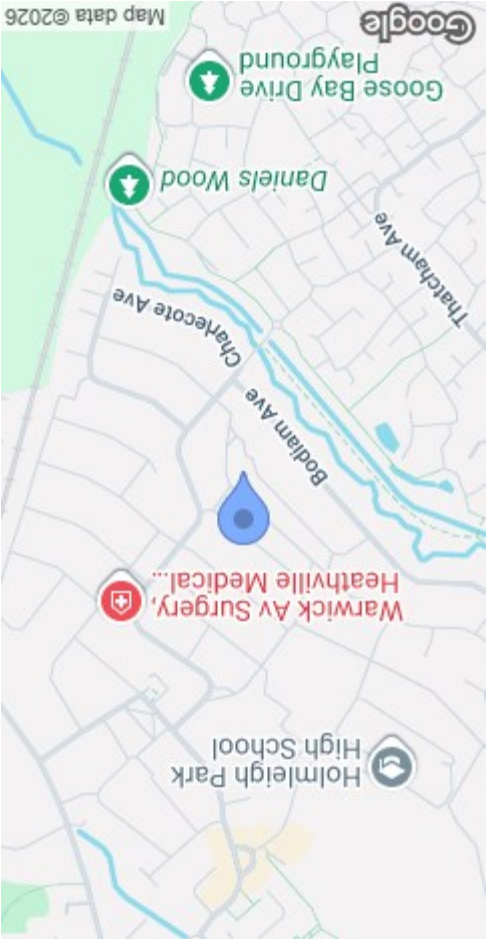
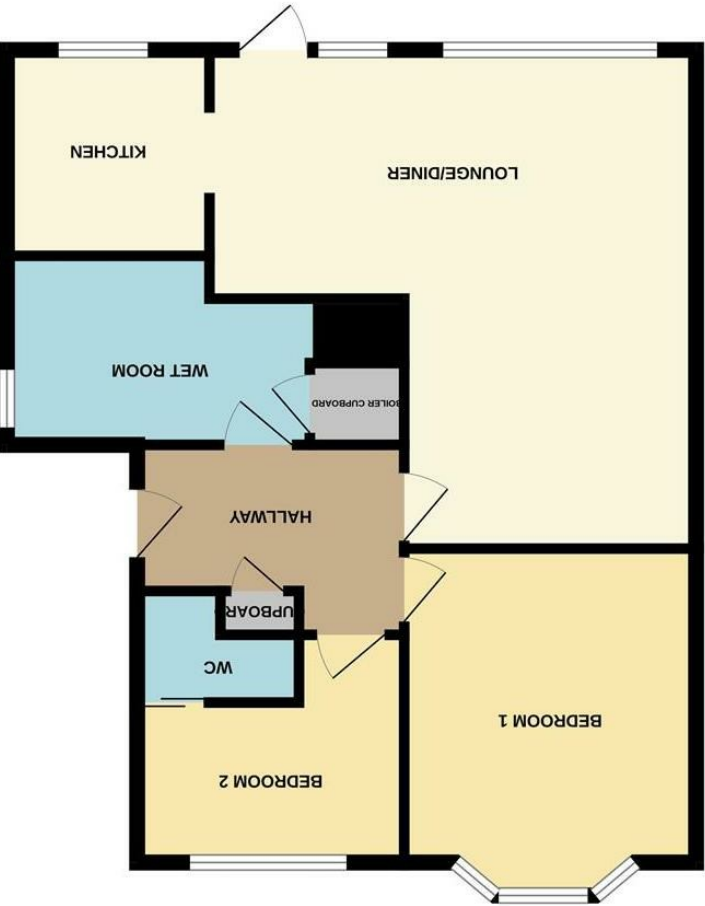


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating		Current	Target
EU Directive 2002/91/EC			
Very energy efficient - low running costs		A (93-100)	A (93-100)
Energy efficient		B (81-92)	B (81-92)
Average energy efficiency		C (69-80)	C (69-80)
Below average energy efficiency		D (55-68)	D (55-68)
Poor energy efficiency - high running costs		E (39-54)	E (39-54)
Very poor energy efficiency - high running costs		F (21-38)	F (21-38)
Minimum energy efficiency		G (1-20)	G (1-20)
EU Directive 2002/91/EC			
Very energy efficient - low running costs		A (92-100)	A (92-100)
Energy efficient		B (81-91)	B (81-91)
Average energy efficiency		C (69-80)	C (69-80)
Below average energy efficiency		D (55-68)	D (55-68)
Poor energy efficiency - high running costs		E (39-54)	E (39-54)
Very poor energy efficiency - high running costs		F (21-38)	F (21-38)
Minimum energy efficiency		G (1-20)	G (1-20)
EU Directive 2002/91/EC			
Very energy efficient - low running costs		A (92-100)	A (92-100)
Energy efficient		B (81-91)	B (81-91)
Average energy efficiency		C (69-80)	C (69-80)
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Very poor energy efficiency - high running costs		F (21-38)	F (21-38)
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any items are approximate and no responsibility is taken for any 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 operation or efficiency can be given.



43 Arundel Close
Tuffley, Gloucester GL4 0TW

£250,000

Extended chain free two bedroom semi detached bungalow that offers gas fired central heating, upvc double glazing and a very pleasant enclosed rear garden situated close to the end of an elevated cul-de-sac.

Accommodation comprises hallway, lounge/diner with a door onto the patio, fitted kitchen, bedroom one with fitted wardrobes, bedroom two with its en-suite cloakroom and the wet room.

Outside you have a driveway providing off road parking and a very pleasant enclosed rear garden with a patio, lawn and flower borders.

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 side entrance door leads into:

ENTRANCE HALLWAY
Access to loft space, single radiator, built in storage cupboard.

LOUNGE/DINER
18'1 x 16'8 max (5.51m x 5.08m max)
Fireplace housing a coal effect gas fire, coved ceiling, two double radiators, wall lights, upvc double glazed window and matching door to rear elevation archway through to:

KITCHEN
8'4 x 7'8 max (2.54m x 2.34m max)
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 four burner gas hob and electric oven, plumbing for automatic washing machine and dishwasher, space for fridge, upvc double glazed window to rear elevation.

BEDROOM 1
11'8 x 10'9 max (3.56m x 3.28m max)
Built in wardrobes, tv point, telephone point, single radiator, coved ceiling, upvc double glazed bow window to front elevation overlooking the surrounding area.

BEDROOM 2
9'10 x 8'9 max (3.00m x 2.67m max)
Single radiator, coved ceiling, upvc double glazed window to front elevation, through to:

EN-SUITE CLOAKROOM
Low level w.c., wash hand basin with a mixer tap and cupboard below, heated towel rail, extractor fan.

WET ROOM
11' x 5'4 max (3.35m x 1.63m max)
Shower unit and curtain, low level w.c., wash hand basin, partially tiled walls, single radiator, chrome heated towel rail, extractor fan, shaver point and light, cupboard housing the gas fired combination boiler with slatted shelving.

OUTSIDE
At the front there is a driveway providing off road parking for two vehicles and a garden which is laid to astroturf.

At the rear there is a very pleasant enclosed garden with a block paved patio and steps leading to the rest of the garden which is laid to lawn with flower borders, plants, shrubs, bushes, trees and a wooden built garden shed all surrounded by panelled fencing.

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: B
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 office proceed down Windsor Drive and turn left into Chatsworth Avenue. Continue along here turning right where signposted into Bodiam Avenue then first right into Arundel Close 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).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.