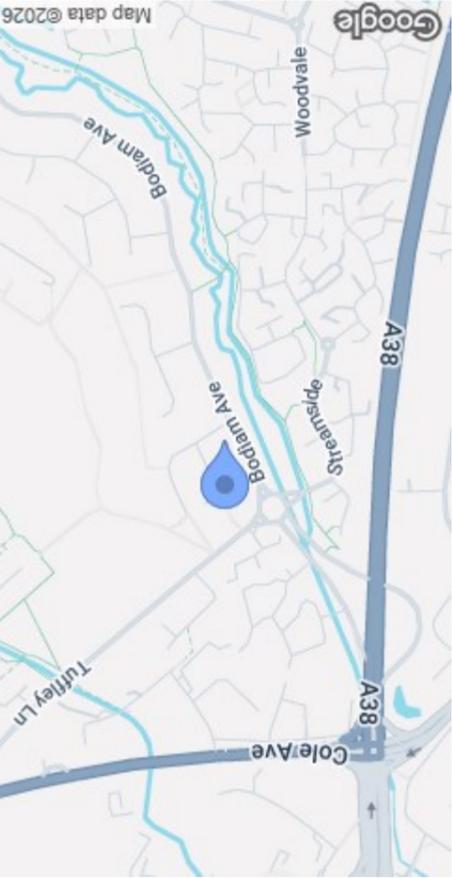




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (93-101 kWh/m ²)	A (102 g/m ²)
B (81-92 kWh/m ²)	B (91-101 g/m ²)
C (69-80 kWh/m ²)	C (80-90 g/m ²)
D (55-68 kWh/m ²)	D (69-79 g/m ²)
E (45-54 kWh/m ²)	E (55-68 g/m ²)
F (35-44 kWh/m ²)	F (45-54 g/m ²)
G (21-34 kWh/m ²)	G (35-44 g/m ²)
H (15-20 kWh/m ²)	H (21-34 g/m ²)
I (10-15 kWh/m ²)	I (15-20 g/m ²)
J (5-10 kWh/m ²)	J (10-15 g/m ²)



What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, doors and any other items are approximate and responsibility is taken for any errors. Prospective purchasers should verify measurements and should be used as such. Any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given. Made with floorplan 2020



210 Bodiam Avenue
 Tuffley, Gloucester GL4 0XW

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£249,950

A conveniently positioned two bedroom semi detached bungalow having a conservatory, enclosed garden, ample off road parking, garage and is offered with no onward chain

The accommodation comprise hall, lounge, kitchen, conservatory, two double bedrooms and bathroom.

Additional benefits include gas fired central heating having a Worcester boiler installed in 2020 and upvc double glazing throughout.

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.



Composite glazed door leads into:

ENTRANCE HALL

Various doors leading off, access into the roof space, radiator, coat cupboard with hanging rail and shelving.

LOUNGE

16'0" x 10'11" (4.89m x 3.33m)

Radiator, power points, upvc double glazed sliding patio doors lead into:

CONSERVATORY

10'7" x 6'11" (3.25m x 2.12m)

Power, lighting, dwarf walling with upvc construction, fully glazed door leads onto the rear garden.

KITCHEN

8'11" x 7'11" (2.74m x 2.42m)

A range of base, drawer and wall mounted units, roll edge work surface, stainless steel sink and drainer unit with a mixer tap, space and plumbing for automatic washing machine, space for fridge, electric double oven with a four ring gas hob, radiator, upvc double glazed windows to side and rear aspects, opaque glazed door leading into the rear garden.

BEDROOM 1

11'10" x 10'10" (3.62m x 3.32m)

Power points, radiator, upvc double glazed bow window to front aspect.

BEDROOM 2

9'0" x 8'11" (2.76m x 2.72m)

Radiator, power points, storage cupboard with hanging rail and shelving, upvc triple glazed window to front aspect.

BATHROOM

Modern close coupled w.c., wash hand basin with vanity unit below, panelled bath with electric shower over, fully tiled walls, shelving, towel rail, airing cupboard housing the Worcester combination boiler supplying domestic hot water and central heating installed in 2020, upvc double glazed opaque window to side aspect.

OUTSIDE

To the front there is a tarmac driveway providing ample off road parking. There is a walled garden being primarily laid to lawn with shrubs and bushes. Double gates give access into an area of further off road parking which in turn leads to the:

GARAGE

Up and over door to front elevation, skylight, power and lighting.

The garden to the rear is primarily laid with a paved patio, mature stocked bushes, shrubs and trees all surrounded by a combination of timber panel fencing and brick walling.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

TENURE

Freehold.

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 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 right 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).

