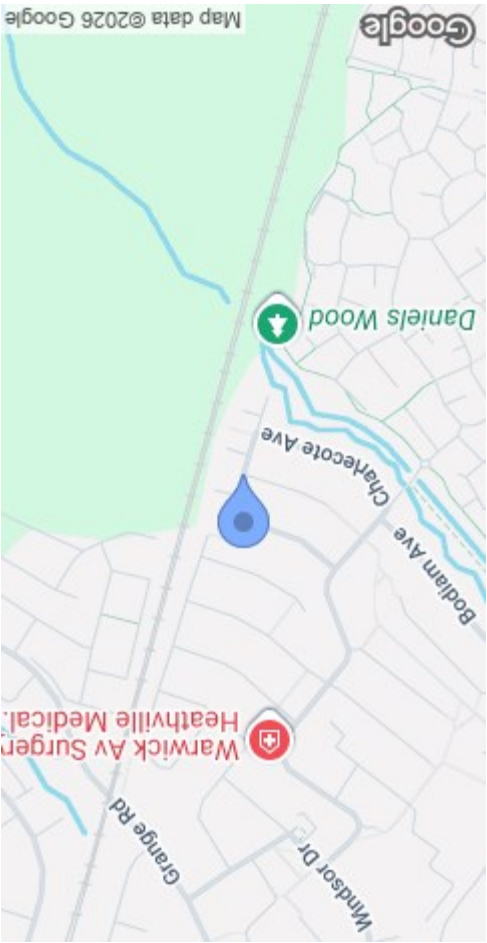




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



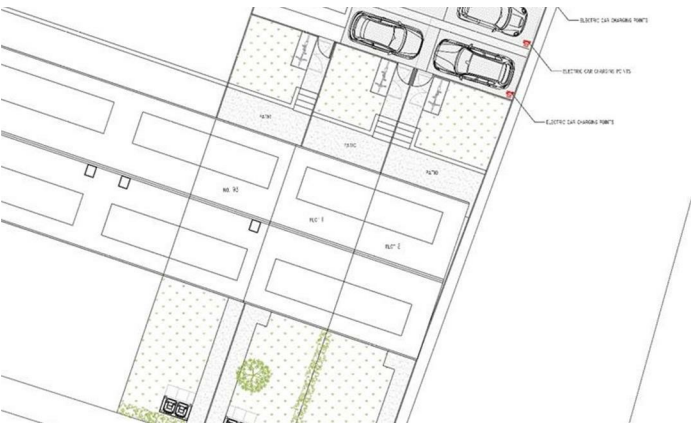
Plots at Thoresby Avenue
Tuffley, Gloucester GL4 0TD

£139,950

A rarely available building plot for the erection of two attached dwellings with associated works situated in a convenient and popular location.

Once constructed they will consist of two bedroom chalet style properties having an entrance hall, lounge, kitchen/diner with bifold doors and a downstairs cloakroom. To the first floor will be two bedrooms and a family bathroom.

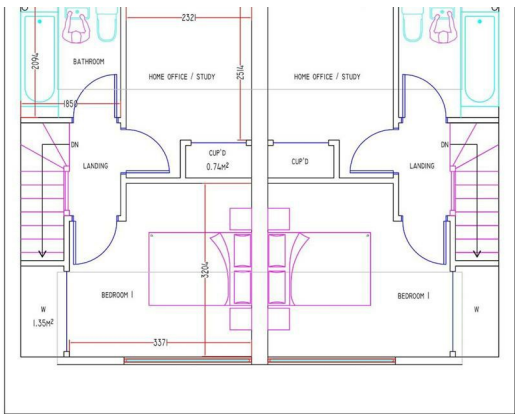
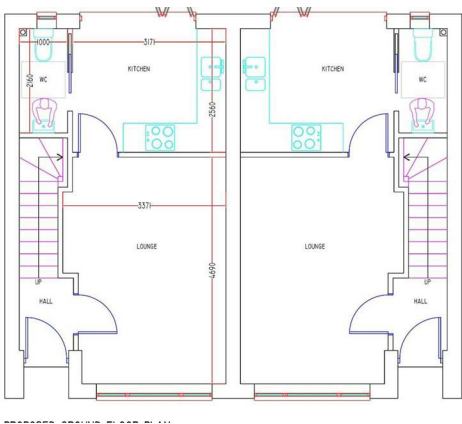
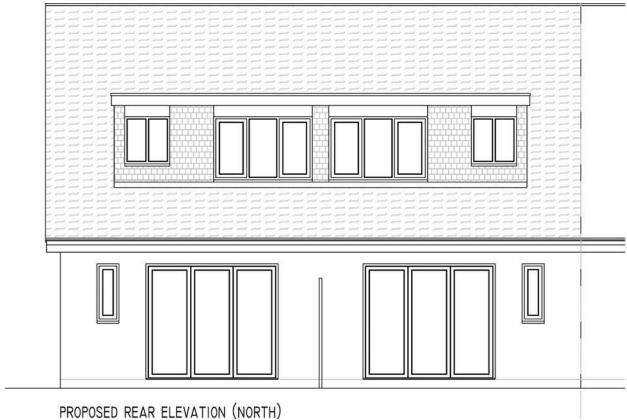
The properties will also benefit from off road parking for two vehicles and will have an enclosed rear garden.



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.

PLANNING REFERENCE NUMBER
24/00080/FULL validated on the 8th May 2024.

SERVICES
To be connected.



DIRECTIONS
From our office proceed along Windsor Drive towards Holmleigh Parade taking the first turning left into Chatsworth Avenue. Continue along here taking the fourth left hand turn into Thoresby Avenue and proceed along here where you will see the numbers to the rear of 83, if you bear left here and proceed to the end of the road and the plots can be found on the right hand side with a For Sale board.

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.

AGENTS NOTE
Please note, the main images are an artists impression of the finished product.