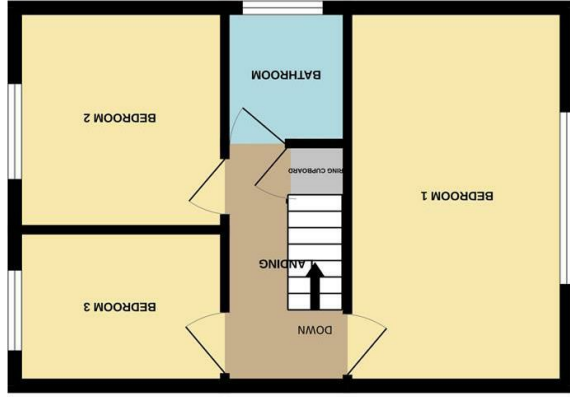
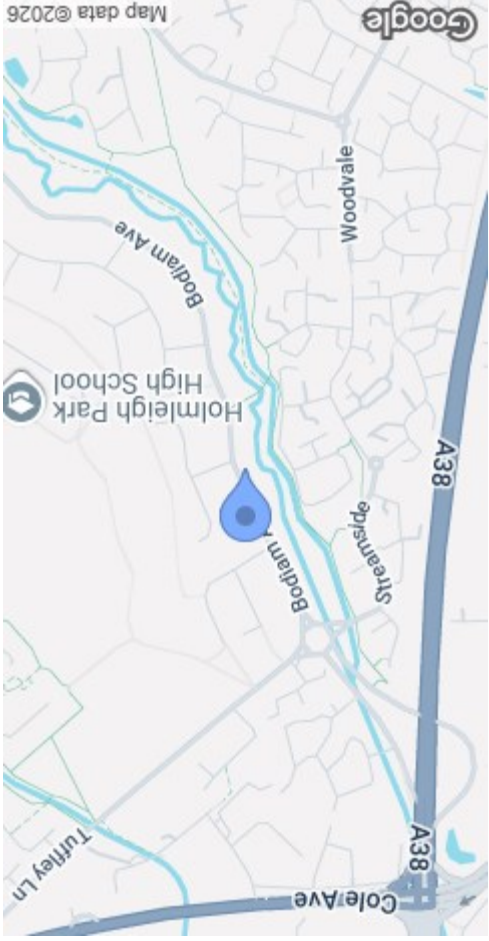


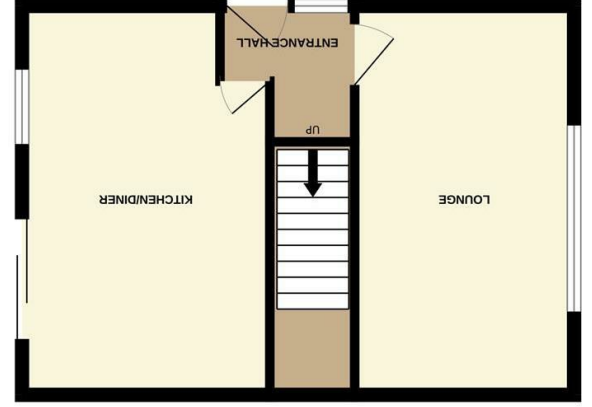


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>Very good (new build only)</td><td>A</td></tr> <tr><td>Good</td><td>B</td></tr> <tr><td>Fair</td><td>C</td></tr> <tr><td>Below average</td><td>D</td></tr> <tr><td>Poor</td><td>E</td></tr> <tr><td>Very poor</td><td>F</td></tr> <tr><td>Very poor (new build only)</td><td>G</td></tr> </table>	Very good (new build only)	A	Good	B	Fair	C	Below average	D	Poor	E	Very poor	F	Very poor (new build only)	G	<table border="1"> <tr><td>Very good (new build only)</td><td>A</td></tr> <tr><td>Good</td><td>B</td></tr> <tr><td>Fair</td><td>C</td></tr> <tr><td>Below average</td><td>D</td></tr> <tr><td>Poor</td><td>E</td></tr> <tr><td>Very poor</td><td>F</td></tr> <tr><td>Very poor (new build only)</td><td>G</td></tr> </table>	Very good (new build only)	A	Good	B	Fair	C	Below average	D	Poor	E	Very poor	F	Very poor (new build only)	G
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1ST FLOOR
 353 sq.ft. (32.8 sq.m.) approx.



GROUND FLOOR
 363 sq.ft. (33.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 operability or efficiency can be given.
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221 Bodiam Avenue
 Tuffley, Gloucester GL4 0XN



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£285,000

A nicely positioned three bedroom semi detached family home having a delightful landscaped private garden, off road parking, a carport, detached garage and is all offered with no onward chain.

The accommodation comprises kitchen/diner, lounge whilst to the first floor three bedrooms and family bathroom.

Additional benefits include gas fired central heating, upvc double glazing and a convenient and popular location.

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.



Upvc part glazed door and matching side panel leads into:

ENTRANCE HALL

Various doors leading off, radiator, power points, stairs giving access to the first floor.

LOUNGE

15'10" x 10'4" (4.83m x 3.16m)

Cotswold stone fireplace housing a gas fire having a backboiler supplying the central heating, power points, upvc picture window with an opaque glazed bottom overlooking the front aspect.

OPEN PLAN KITCHEN/DINER

KITCHEN

8'6" x 7'2" (2.61m x 2.20m)

Oak kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurfaces, stainless steel sink and drainer unit with a mixer tap, electric oven and hob with extractor fan over, space and plumbing for automatic washing machine, space for undercounter fridge, tiled splashbacks, tiled flooring, upvc double glazed window overlooking the private landscaped rear garden.

DINING AREA

11'9" x 10'2" (3.59m x 3.11m)

Wood block flooring, power points, radiator, understairs storage cupboard, upvc double glazed sliding patio doors to the private enclosed landscaped rear garden.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, airing cupboard housing the immersion tank supplying domestic hot water, power point.

BEDROOM 1

16'0" x 10'11" (4.89m x 3.35m)

Radiator, power points, upvc double glazed window to front aspect.

BEDROOM 2

8'7" x 8'6" (2.63m x 2.60m)

Radiator, power point, upvc double glazed window overlooking the rear garden.

BEDROOM 3

9'6" x 7'1" (2.90m x 2.17m)

Radiator, power point, upvc double glazed window overlooking the rear garden.

BATHROOM

White suite comprising low level w.c., pedestal wash hand basin, panelled bath with electric shower over, fully tiled walls, electric heater, shaver point, wall mounted mirror fronted medicine cabinet, two upvc double glazed opaque windows to side aspect.

OUTSIDE

To the front the garden is primarily laid to lawn and has a border with shrubs and bushes. There is a tarmac driveway and carport providing ample off road parking for at least three/four vehicles which in turn leads to a:

DETACHED GARAGE

Wooden up and over door, personal side access door and power.

A pathway and double gates lead around to the private rear garden which is landscaped with an abundance of shrubs, trees and bushes. There is a feature pond, outside tap and to the rear there is decked barbecue/patio area overlooking a brook and is enclosed by a combination of timber panel 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.

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 left hand side with a For Sale Board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).