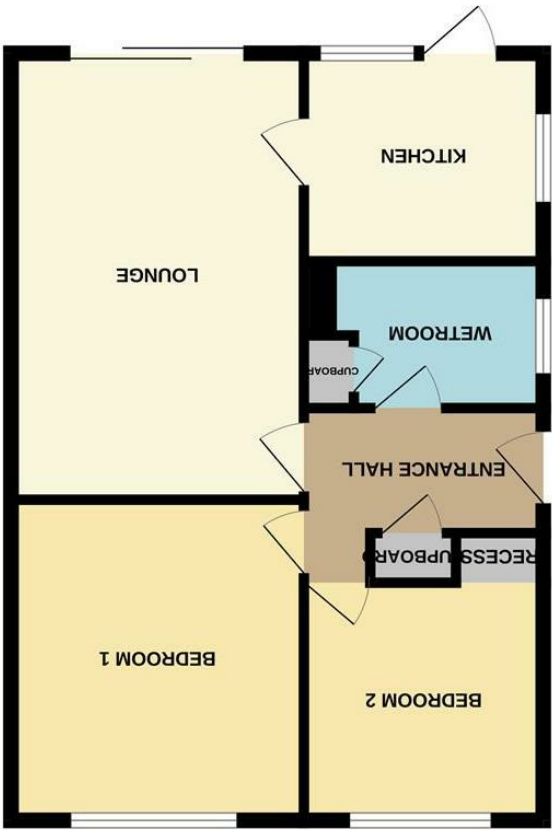
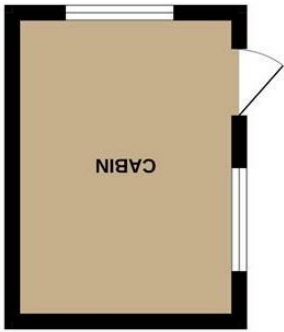
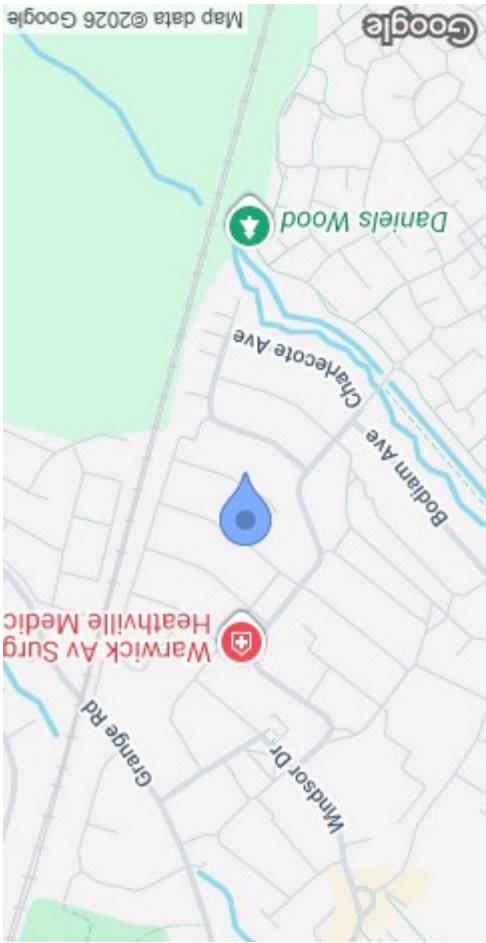


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

| Environmental Impact (CO <sub>2</sub> ) Rating        |        |
|-------------------------------------------------------|--------|
| Current                                               | Future |
| Environmental Impact (CO <sub>2</sub> ) Rating Legend |        |
| Environmental Impact (CO <sub>2</sub> ) Rating Legend |        |
| Environmental Impact (CO <sub>2</sub> ) Rating Legend |        |



GROUND FLOOR



£245,000

CHAIN FREE TWO BEDROOM SEMI DETACHED BUNGALOW with a MODERN FITTED KITCHEN, gas fired central heating, upvc double glazing and a WOODEN BUILT CABIN in the garden situated within a quiet cul-de-sac.

Accommodation comprises hallway, lounge with patio doors, kitchen, bedroom one with a bow window, bedroom two with a bow window and the wet room.

Outside you have a GRAVEL FRONT GARDEN, DRIVEWAY providing OFF ROAD PARKING and a PLEASANT ENCLOSED REAR GARDEN with a WOODEN CABIN.

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 double glazed side entrance door leads into:

**ENTRANCE HALLWAY**  
Double radiator, access to loft space, built in storage cupboard.

**LOUNGE**  
16'9 x 10'8 (5.11m x 3.25m)  
Double radiator, tv point, telephone point, wall light, upvc double glazed patio doors to rear elevation onto the garden.

**KITCHEN**  
8'9 x 7'9 (2.67m x 2.36m)  
Base and wall mounted units, hardwood worksurfaces, single drainer one and a half bowl stainless steel sink unit with a mixer tap, tiled splashback, electric cooker point, extractor hood, double radiator, tiled floor, breakfast bar, upvc double glazed windows to side and rear elevation, matching door to rear elevation.

**BEDROOM 1**  
11'8 x 10'9 (3.56m x 3.28m)  
Single radiator, upvc double glazed bow window to front elevation.

**BEDROOM 2**  
9'1 x 8'7 (2.77m x 2.62m)  
Built in storage recess, single radiator, upvc double glazed bow window to front elevation.

**WET ROOM**  
7'4 x 5'1 (2.24m x 1.55m)  
Shower unit, low level w.c., pedestal wash hand basin, partially tiled walls, tiled floor, chrome heated towel rail, shaver point

and light, built in storage cupboard, upvc double glazed window to side elevation.

**OUTSIDE**  
There is a gravelled garden to the front. A driveway leads along the side via a wooden built gate to further off road parking.

To the rear there is a pleasant enclosed garden with a paved patio, lawned area surrounded by panelled fencing. There is also a:

**CABIN**  
11'8 x 8'5 (3.56m x 2.57m)  
Power, lighting, wall mounted electric heater, telephone point and downlighters.

**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 our office proceed into Chatsworth Avenue and continue along taking the third turning left into Longleat Avenue. Proceed to the very end then turn right onto Vincent Avenue then first right into Glencairn Avenue where the property can be located on the left 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).

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