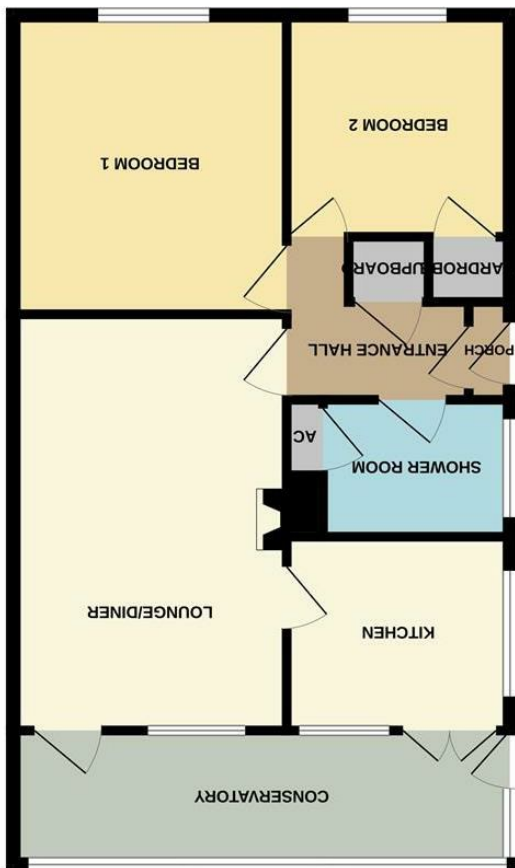
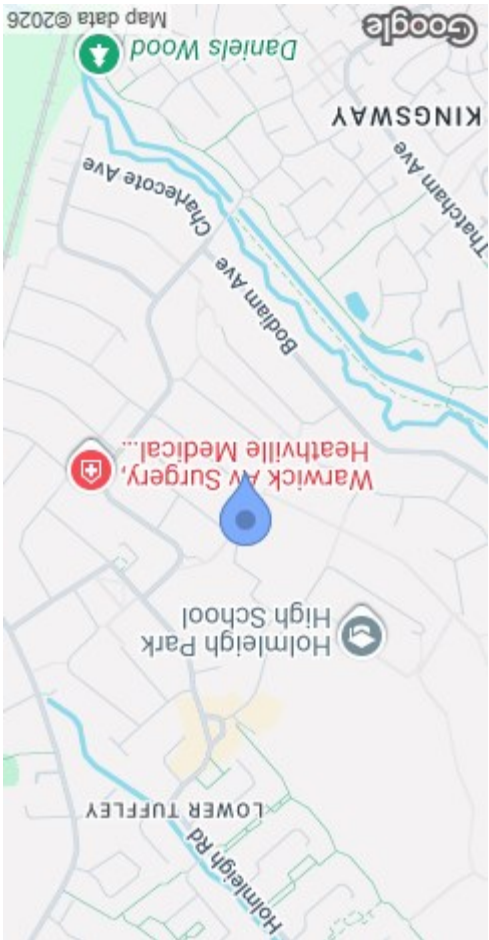




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of rooms, window sizes and any other details are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the information contained here.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>33-47 kWh/m² (low energy)</td></tr> <tr><td>B</td><td>48-62 kWh/m²</td></tr> <tr><td>C</td><td>63-77 kWh/m²</td></tr> <tr><td>D</td><td>78-92 kWh/m²</td></tr> <tr><td>E</td><td>93-107 kWh/m²</td></tr> <tr><td>F</td><td>108-122 kWh/m²</td></tr> <tr><td>G</td><td>123-150 kWh/m²</td></tr> </table>	A	33-47 kWh/m ² (low energy)	B	48-62 kWh/m ²	C	63-77 kWh/m ²	D	78-92 kWh/m ²	E	93-107 kWh/m ²	F	108-122 kWh/m ²	G	123-150 kWh/m ²	<table border="1"> <tr><td>A</td><td>10-35 g/kWh</td></tr> <tr><td>B</td><td>36-45 g/kWh</td></tr> <tr><td>C</td><td>46-55 g/kWh</td></tr> <tr><td>D</td><td>56-65 g/kWh</td></tr> <tr><td>E</td><td>66-75 g/kWh</td></tr> <tr><td>F</td><td>76-85 g/kWh</td></tr> <tr><td>G</td><td>86-100 g/kWh</td></tr> </table>	A	10-35 g/kWh	B	36-45 g/kWh	C	46-55 g/kWh	D	56-65 g/kWh	E	66-75 g/kWh	F	76-85 g/kWh	G	86-100 g/kWh
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33 Denham Close
 Tuffley, Gloucester GL4 0SF

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£238,000

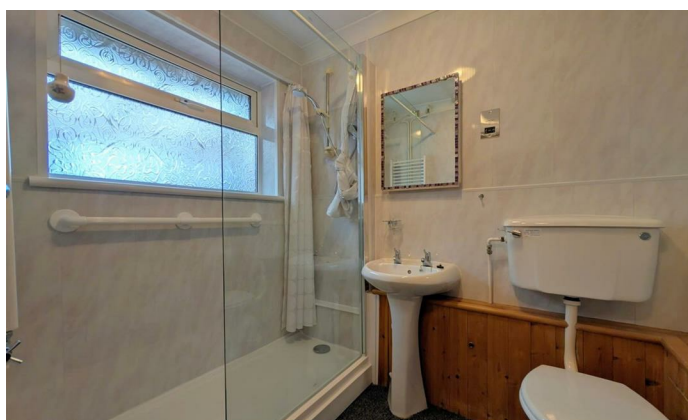
A two bedroom semi detached bungalow in this popular cul-de-sac location having a private south facing rear garden and is offered with no onward chain.

The accommodation comprises entrance porch, entrance hall, lounge/diner, kitchen, conservatory, two bedrooms and shower room.

Additional benefits include upvc double glazing, gas fired central heating, ample off road parking and offering great potential.

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 leads into:

ENTRANCE PORCH

Wooden part glazed door into:

ENTRANCE HALL

Various doors leading off, radiator, access into the roof space with a ladder, coats cupboard.

LOUNGE/DINER

16'9 x 10'11 (5.11m x 3.33m)

Ornate stone fireplace and hearth with an electric coal effect fire, power points, radiator, wooden part glazed door into the conservatory, wooden single glazed window into the conservatory.

KITCHEN

9'1 x 8' (2.77m x 2.44m)

Wood effect kitchen comprising a range of base, drawer and wall mounted units, roll edge worksurfaces, tiled splashbacks, stainless steel sink and drainer unit with a mixer tap, space and plumbing for automatic washing machine, space for fridge/freezer, cupboard housing the Vaillant boiler supplying the domestic hot water and central heating, upvc double glazed window to side aspect, wooden window into the conservatory, double doors into:

CONSERVATORY

19'5 x 5'11 (5.92m x 1.80m)

Block bottom with upvc double glazed opening windows, radiator, upvc part glazed door into the rear garden.

BEDROOM 1

12' x 10'11 (3.66m x 3.33m)

A range of bedroom furniture having hanging rails and shelving, radiator, power points, upvc double glazed window to front aspect.

BEDROOM 2

9'1 x 9' (2.77m x 2.74m)

Storage cupboard with shelving, power points, radiator, upvc double glazed window to front aspect.

SHOWER ROOM

White suite comprising low level w.c., pedestal wash hand basin with tiled splashbacks, walk in double shower unit, wall mounted heated towel rail, fully tiled walls, airing cupboard with a radiator and slatted shelving, upvc double glazed opaque window to side aspect.

OUTSIDE

To the front there is a driveway providing off road parking for several vehicles and a gravelled hardstanding. Double gates give access to an area of further off road parking under a carport.

The south facing rear garden has a lawned area, gravelled areas, outside water tap and is enclosed by close board 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.

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 in Windsor Drive turn left into Chatsworth Avenue and proceed along here taking the second turning right into Denham Close where the property can be found along here 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).

