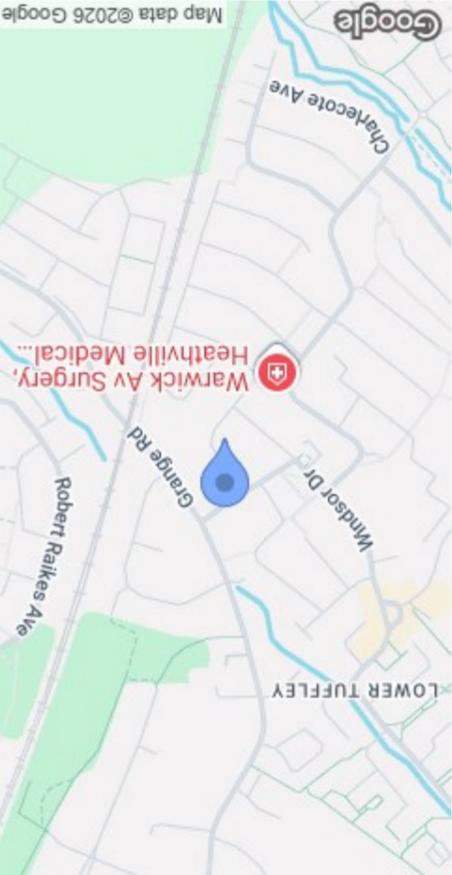


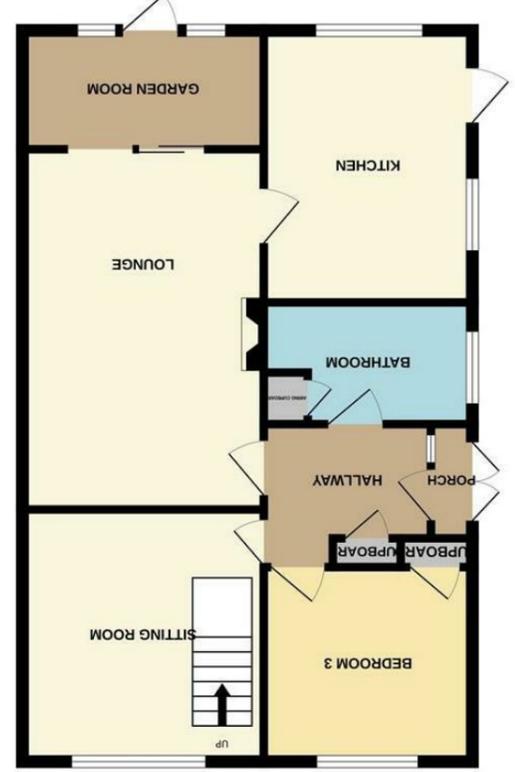


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

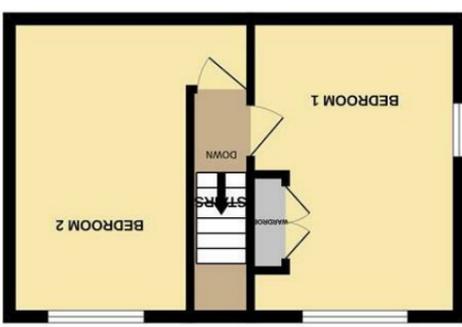
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 93-100 kWh/m <sup>2</sup> (new build 2008) B: 81-92 kWh/m <sup>2</sup> C: 69-80 kWh/m <sup>2</sup> D: 55-68 kWh/m <sup>2</sup> E: 41-54 kWh/m <sup>2</sup> F: 29-40 kWh/m <sup>2</sup> G: 13-28 kWh/m <sup>2</sup> (new build 2008)	 A: 100 g/kWh or less B: 101-120 g/kWh C: 121-150 g/kWh D: 151-180 g/kWh E: 181-220 g/kWh F: 221-250 g/kWh G: 251-300 g/kWh



What every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR (64.2 sq.m.) approx.



1ST FLOOR (26.3 sq.m.) approx.



22 Osborne Avenue  
 Tuffley, Gloucester GL4 0QN

**£260,000**

Extended chain free three bedroom semi detached house that would benefit from modernisation situated in a very popular position on a level plot close to local amenities.

Accommodation comprises hallway, lounge with patio doors into the garden room, extended kitchen, sitting room, bedroom three, bathroom, bedroom one with fitted wardrobes and bedroom two.

Outside at the front you have a gravelled front garden and a block paved driveway leading to the single garage.

Around to the rear there is an enclosed garden with a patio and lawn.

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 doors lead into:

**ENTRANCE PORCH**

A further upvc double glazed door leads into:

**ENTRANCE HALLWAY**

Single radiator, coved ceiling, built in storage cupboard.

**LOUNGE**

16'7 x 10'8 max (5.05m x 3.25m max)

Fireplace housing a coal effect gas fire, telephone point, coved ceiling, upvc double glazed patio door leads into:

**GARDEN ROOM**

9'6 x 4'6 (2.90m x 1.37m)

Upvc double glazed door to rear elevation onto the patio and a polycarbonate roof.

**KITCHEN**

12'4 x 8'8 (3.76m x 2.64m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer sink unit with a mixer tap, built in electric double oven, ceramic hob, extractor hood and dishwasher, plumbing for automatic washing machine, breakfast bar, coved ceiling, upvc double glazed windows to side and rear elevations, matching door to side elevation.

**SITTING ROOM**

11'9 x 10'9 max (3.58m x 3.28m max)

Single radiator, coved ceiling, stairs leading off, upvc double glazed window to front elevation overlooking the surrounding area.

**BEDROOM 3**

9'1 x 8'9 (2.77m x 2.67m)

Built in storage cupboard, electric radiator, coved ceiling, upvc double glazed window to front elevation overlooking the surrounding area.

**BATHROOM**

6'6 x 5'4 (1.98m x 1.63m)

White suite comprising panelled bath with a shower unit over, low level w.c., wash hand basin with a mixer tap and cupboard below, fully tiled walls, heated towel rail, coved ceiling, airing cupboard with a single radiator and slatted shelving, upvc double glazed window to side elevation.

From the sitting room stairs lead to the first floor.

**LANDING**

Doors leading off.

**BEDROOM 1**

13'7 x 9'1 max (4.14m x 2.77m max)

Built in wardrobe, access into loft space which houses the gas fired combination boiler, double radiator, upvc double glazed windows to side and front elevations with outstanding views of the surrounding area and Robinswood Hill.

**BEDROOM 2**

13'7 x 8'1 (4.14m x 2.46m)

Single radiator, upvc double glazed window to front elevation overlooking the surrounding area and Robinswood Hill.

**OUTSIDE**

To the front there are gardens which are laid to gravel with flower borders, plants and bushes. To the side there is a block paved driveway leading to a:

**SINGLE GARAGE**

Up and over door to front elevation.

To the side there is a paved garden with an external water supply and storage shed.

To the rear there is a pleasant enclosed low maintenance garden with a paved patio, lawned areas with flower borders, plants, shrubs, bushes and trees all surrounded by 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.

**TENURE**

Freehold.

**LOCAL AUTHORITY**

Council Tax Band: C  
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 Grange Road proceed into Windsor Drive taking the first left hand turning into Osborne Avenue and proceed along where the property can be located.

**PROPERTY SURVEYS**

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

