

MISREPRESENTATION DISCLAIMER

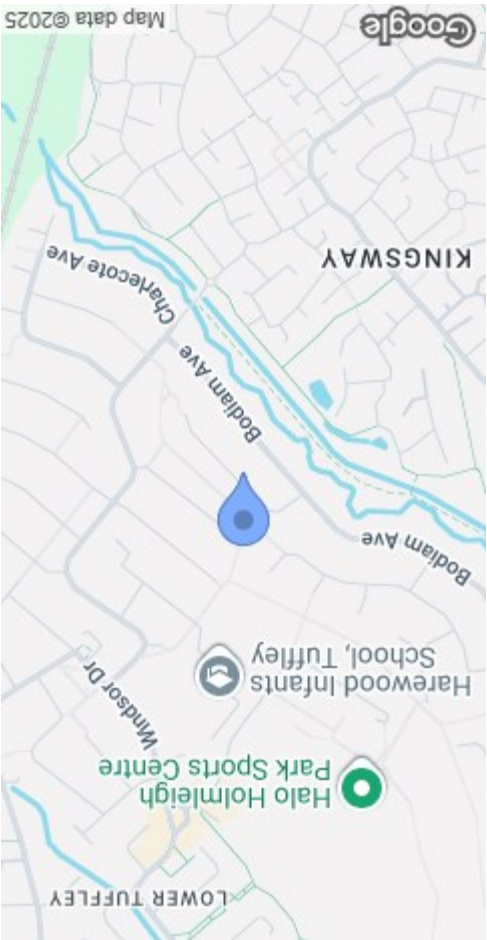
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information 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	Target
 England & Wales 2020/21 EC Net energy efficient - better housing costs 100% A 80% B 60% C 40% D 20% E 0% F 0% G 0% H 0% I 0% J 0% K 0% L 0% M 0% N 0% O 0% P 0% Q 0% R 0% S 0% T 0% U 0% V 0% W 0% X 0% Y 0% Z 0% AA 0% AB 0% AC 0% AD 0% AE 0% AF 0% AG 0% AH 0% AI 0% AJ 0% AK 0% AL 0% AM 0% AN 0% AO 0% AP 0% AQ 0% AR 0% AS 0% AT 0% AU 0% AV 0% AW 0% AX 0% AY 0% AZ 0% BA 0% BB 0% BC 0% BD 0% BE 0% BF 0% BG 0% BH 0% BI 0% BJ 0% BK 0% BL 0% BM 0% BN 0% BO 0% BP 0% BQ 0% BR 0% BS 0% BT 0% BU 0% BV 0% BW 0% BX 0% BY 0% BZ 0% CA 0% CB 0% CC 0% CD 0% CE 0% CF 0% CG 0% CH 0% CI 0% CJ 0% CK 0% CL 0% CM 0% CN 0% CO 0% CP 0% CQ 0% CR 0% CS 0% CT 0% CU 0% CV 0% CW 0% CX 0% CY 0% CZ 0% DA 0% DB 0% DC 0% DD 0% DE 0% DF 0% DG 0% DH 0% DI 0% DJ 0% DK 0% DL 0% DM 0% DN 0% DO 0% DP 0% DQ 0% DR 0% DS 0% DT 0% DU 0% DV 0% DW 0% DX 0% DY 0% DZ 0% EA 0% EB 0% EC 0% ED 0% EE 0% EF 0% EG 0% EH 0% EI 0% EJ 0% EK 0% EL 0% EM 0% EN 0% EO 0% EP 0% EQ 0% ER 0% ES 0% ET 0% EU 0% EV 0% EW 0% EX 0% EY 0% EZ 0% FA 0% FB 0% FC 0% FD 0% FE 0% FF 0% FG 0% FH 0% FI 0% FJ 0% FK 0% FL 0% FM 0% FN 0% FO 0% FP 0% FQ 0% FR 0% FS 0% FT 0% FU 0% FV 0% FW 0% FX 0% FY 0% FZ 0% GA 0% GB 0% GC 0% GD 0% GE 0% GF 0% GG 0% GH 0% GI 0% GJ 0% GK 0% GL 0% GM 0% GN 0% GO 0% GP 0% GQ 0% GR 0% GS 0% GT 0% GU 0% GV 0% GW 0% GX 0% GY 0% GZ 0% HA 0% HB 0% HC 0% HD 0% HE 0% HF 0% HG 0% HH 0% HI 0% HJ 0% HK 0% HL 0% HM 0% HN 0% HO 0% HP 0% HQ 0% HR 0% HS 0% HT 0% HU 0% HV 0% HW 0% HX 0% HY 0% HZ 0% IA 0% IB 0% IC 0% ID 0% IE 0% IF 0% IG 0% IH 0% II 0% IJ 0% IK 0% IL 0% IM 0% IN 0% IO 0% IP 0% IQ 0% IR 0% IS 0% IT 0% IU 0% IV 0% IW 0% IX 0% IY 0% IZ 0% JA 0% JB 0% JC 0% JD 0% JE 0% JF 0% JG 0% JH 0% JI 0% JJ 0% JK 0% JL 0% JM 0% JN 0% JO 0% JP 0% JQ 0% JR 0% JS 0% JT 0% JU 0% JV 0% JW 0% JX 0% JY 0% JZ 0% KA 0% KB 0% KC 0% KD 0% KE 0% KF 0% KG 0% KH 0% KI 0% KJ 0% KK 0% KL 0% KM 0% KN 0% KO 0% KP 0% KQ 0% KR 0% KS 0% KT 0% KU 0% KV 0% KW 0% KX 0% KY 0% KZ 0% LA 0% LB 0% LC 0% LD 0% LE 0% LF 0% LG 0% LH 0% LI 0% LJ 0% LK 0% LL 0% LM 0% LN 0% LO 0% LP 0% LQ 0% LR 0% LS 0% LT 0% LU 0% LV 0% LW 0% LX 0% LY 0% LZ 0% MA 0% MB 0% MC 0% MD 0% ME 0% MF 0% MG 0% MH 0% MI 0% MJ 0% MK 0% ML 0% MM 0% MN 0% MO 0% MP 0% MQ 0% MR 0% MS 0% MT 0% MU 0% MV 0% MW 0% MX 0% MY 0% MZ 0% NA 0% NB 0% NC 0% ND 0% NE 0% NF 0% NG 0% NH 0% NI 0% NJ 0% NK 0% NL 0% NM 0% NO 0% NP 0% NQ 0% NR 0% NS 0% NT 0% NU 0% NV 0% NW 0% NX 0% NY 0% NZ 0% OA 0% OB 0% OC 0% OD 0% OE 0% OF 0% OG 0% OH 0% OI 0% OJ 0% OK 0% OL 0% OM 0% ON 0% OO 0% OP 0% OQ 0% OR 0% OS 0% OT 0% OU 0% OV 0% OW 0% OX 0% OY 0% OZ 0% PA 0% PB 0% PC 0% PD 0% PE 0% PF 0% PG 0% PH 0% PI 0% PJ 0% PK 0% PL 0% PM 0% PN 0% PO 0% PP 0% PQ 0% PR 0% PS 0% PT 0% PU 0% PV 0% PW 0% PX 0% PY 0% PZ 0% QA 0% QB 0% QC 0% QD 0% QE 0% QF 0% QG 0% QH 0% QI 0% QJ 0% QK 0% QL 0% QM 0% QN 0% QO 0% QP 0% QQ 0% QR 0% QS 0% QT 0% QU 0% QV 0% QW 0% QX 0% QY 0% QZ 0% RA 0% RB 0% RC 0% RD 0% RE 0% RF 0% RG 0% RH 0% RI 0% RJ 0% RK 0% RL 0% RM 0% RN 0% RO 0% RP 0% RQ 0% RR 0% RS 0% RT 0% RU 0% RV 0% RW 0% RX 0% RY 0% RZ 0% SA 0% SB 0% SC 0% SD 0% SE 0% SF 0% SG 0% SH 0% SI 0% SJ 0% SK 0% SL 0% SM 0% SN 0% SO 0% SP 0% SQ 0% SR 0% SS 0% ST 0% SU 0% SV 0% SW 0% SX 0% SY 0% SZ 0% TA 0% TB 0% TC 0% TD 0% TE 0% TF 0% TG 0% TH 0% TI 0% TJ 0% TK 0% TL 0% TM 0% TN 0% TO 0% TP 0% TQ 0% TR 0% TS 0% TT 0% TU 0% TV 0% TW 0% TX 0% TY 0% TZ 0% UA 0% UB 0% UC 0% UD 0% UE 0% UF 0% UG 0% UH 0% UI 0% UJ 0% UK 0% UL 0% UM 0% UN 0% UO 0% UP 0% UQ 0% UR 0% US 0% UT 0% UU 0% UV 0% UW 0% UX 0% UY 0% UZ 0% VA 0% VB 0% VC 0% VD 0% VE 0% VF 0% VG 0% VH 0% VI 0% VJ 0% VK 0% VL 0% VM 0% VN 0% VO 0% VP 0% VQ 0% VR 0% VS 0% VT 0% VU 0% VV 0% VW 0% VX 0% VY 0% VZ 0% WA 0% WB 0% WC 0% WD 0% WE 0% WF 0% WG 0% WH 0% WI 0% WJ 0% WK 0% WL 0% WM 0% WN 0% WO 0% WP 0% WQ 0% WR 0% WS 0% WT 0% WU 0% WV 0% WW 0% WX 0% WY 0% WZ 0% XA 0% XB 0% XC 0% XD 0% XE 0% XF 0% XG 0% XH 0% XI 0% XJ 0% XK 0% XL 0% XM 0% XN 0% XO 0% XP 0% XQ 0% XR 0% XS 0% XT 0% XU 0% XV 0% XW 0% XX 0% XY 0% XZ 0% YA 0% YB 0% YC 0% YD 0% YE 0% YF 0% YG 0% YH 0% YI 0% YJ 0% YK 0% YL 0% YM 0% YN 0% YO 0% YP 0% YQ 0% YR 0% YS 0% YT 0% YU 0% YV 0% YW 0% YX 0% YY 0% YZ 0% ZA 0% ZB 0% ZC 0% ZD 0% ZE 0% ZF 0% ZG 0% ZH 0% ZI 0% ZJ 0% ZK 0% ZL 0% ZM 0% ZN 0% ZO 0% ZP 0% ZQ 0% ZR 0% ZS 0% ZT 0% ZU 0% ZV 0% ZW 0% ZX 0% ZY 0% ZZ	84	63

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TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

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14 Arundel Close
Tuffley, Gloucester GL4 0TW

£235,000

Chain free extended four bedroom semi detached dormer bungalow that requires modernisation to reach its full potential.

Accommodation comprises hallway, lounge, dining room, extended kitchen, bedroom four, bathroom, bedroom one, bedroom two and bedroom three.

Outside at the front of the property you have a driveway and a garden that is laid to lawn. Around to the rear there is an enclosed multi level garden with a patio.

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



Double upvc side entrance doors lead into:

ENTRANCE PORCH

Quarry tiled floor, a further upvc double glazed door leads into:

ENTRANCE HALLWAY

Storage recess, single radiator.

LOUNGE

16'8 x 10'8 max (5.08m x 3.25m max)

Fireplace and surround housing a coal effect gas fire, tv point, double radiator, wall lights, upvc double glazed window and door to rear elevation.

EXTENDED KITCHEN

15'3 x 8'9 (4.65m x 2.67m)

Base and wall mounted units, single drainer stainless steel sink unit with a mixer tap, gas cooker point, plumbing for an automatic washing machine, wall mounted gas fired combination boiler, double radiator, upvc double glazed windows to rear and side elevations, matching door to rear elevation.

DINING ROOM

11'8 x 11' max (3.56m x 3.35m max)

Stairs leading off, single radiator, upvc double glazed window to front elevation.

BEDROOM 4

9' x 8'8 (2.74m x 2.64m)

Storage recess with shelving, single radiator, upvc double glazed window to front elevation.

BATHROOM

6'5 x 5'4 (1.96m x 1.63m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, built in storage cupboard, shaver point, upvc double glazed window to side elevation.

From the dining room stairs lead to the first floor.

LANDING

Doors leading off.

BEDROOM 1

16'6 x 10'6 max (5.03m x 3.20m max)

Single radiator, upvc double glazed windows to front and rear elevations.

BEDROOM 2

9' x 7'9 max (2.74m x 2.36m max)

Single radiator, upvc double glazed window to front elevation.

BEDROOM 3

9' x 8'4 max (2.74m x 2.54m max)

Single radiator, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is a garden which is laid to lawn. To the side there is a driveway which leads via a wooden built gate to the multi level rear garden with a paved patio, flower borders, plants and bushes.

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: 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 the office proceed down Windsor Drive and turn left into Chatsworth Avenue. Continue along here turning right where signposted into Bodiam Avenue then first right into Arundel Close where the property can be located on the right 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).