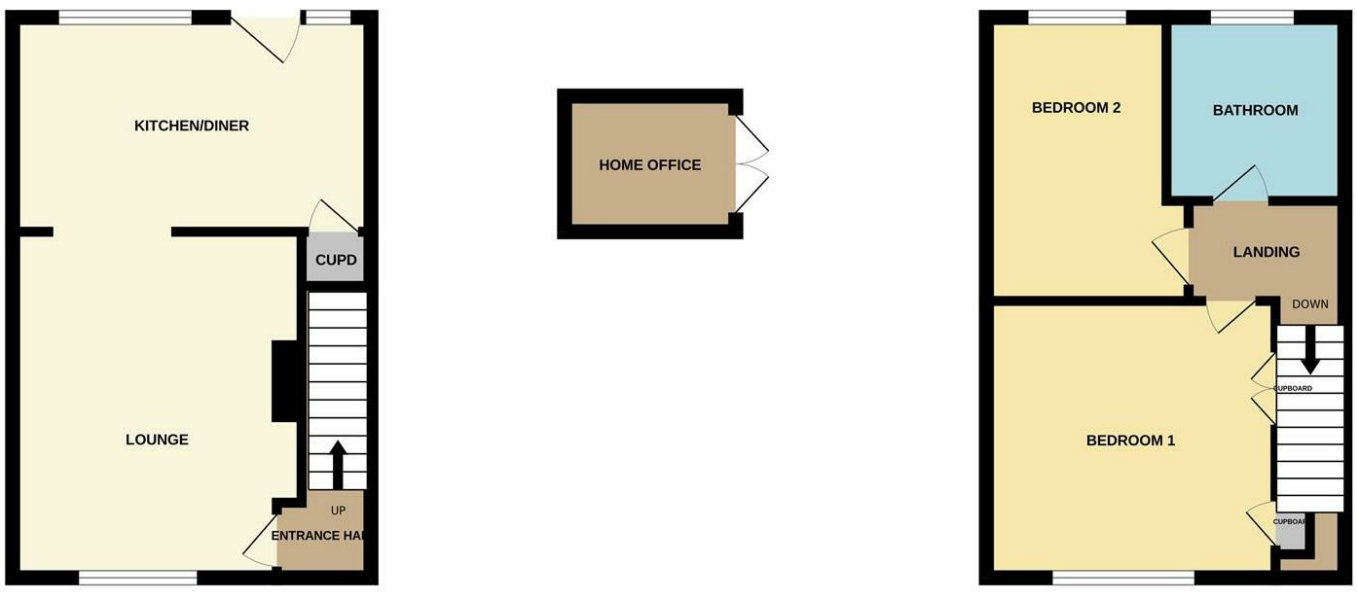
53 Thoresby Avenue
Tuffley, Gloucester GL4 0TD

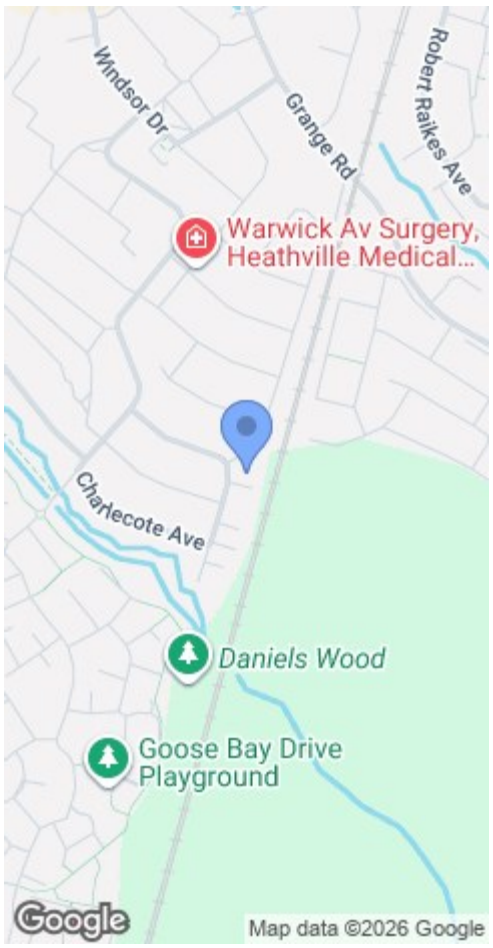
STEVE GOOCH
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GROUND FLOOR

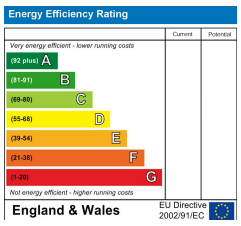


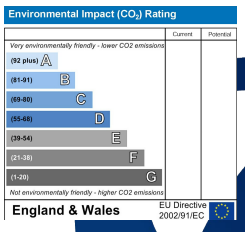
1ST FLOOR



53 THORESBY AVENUE TUFFLEY

Whilst 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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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.

£210,000

CHAIN FREE TWO DOUBLE BEDROOM CHALET STYLE HOUSE with GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, a FITTED 14FT KITCHEN/DINER that has BUILT IN APPLIANCES and a PLEASANT ENCLOSED REAR GARDEN situated in a popular family area.

Accommodation comprises hallway, 13ft lounge, 14ft kitchen/diner, bedroom one with built in storage cupboards, bedroom two and the bathroom with a white suite.

Outside of the property you have a LOW MAINTENANCE FRONT GARDEN and a pleasant enclosed rear garden with a patio, lawn and a SUMMERHOUSE/HOME OFFICE.

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.

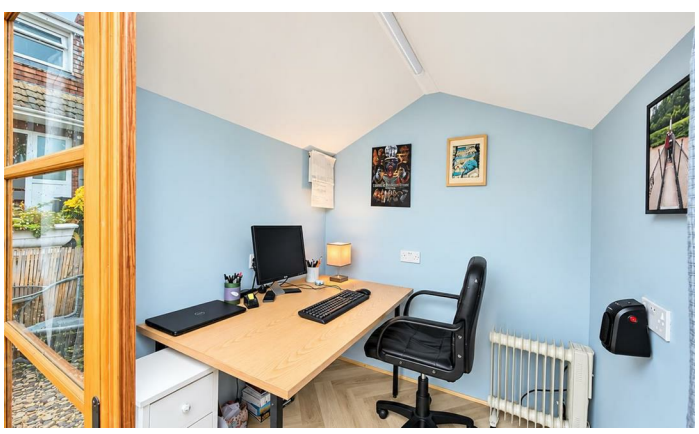














Upvc double glazed front door under a covered area leads into:

ENTRANCE HALLWAY
Laminate flooring, stairs leading off, single radiator, cloaks hanging space, coved ceiling.

LOUNGE
13'5 x 11' max (4.09m x 3.35m max)
Former open fireplace, laminate flooring, coved ceiling, recess with shelving, double radiator, upvc double glazed window to front elevation, opening into:

KITCHEN/DINER
14'1 x 7'8 max (4.29m x 2.34m max)
Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, ceramic hob and extractor hood, plumbing for automatic washing machine, space for a fridge, wall mounted gas fired combination boiler, laminate flooring, coved ceiling, space for table and chairs, walk in understairs storage cupboard, upvc double glazed window and door to rear elevation overlooking the garden.

From the entrance hallway stairs lead to the first floor.

LANDING
Single radiator, access to loft space.

BEDROOM 1
11' x 9'5 max (3.35m x 2.87m max)
Built in storage cupboards, single radiator, coved ceiling, upvc double glazed window to front elevation.

BEDROOM 2
11'8 x 8'7 max (3.56m x 2.62m max)
Single radiator, coved ceiling, upvc double glazed window to rear elevation overlooking the surrounding area.

BATHROOM
7'1 x 4'8 (2.16m x 1.42m)
White suite comprising shower bath with shower unit over, pedestal wash hand basin, low level w.c., partially tiled walls, double radiator, coved ceiling, upvc double glazed window to rear elevation.

OUTSIDE
To the front there is a low maintenance gravelled garden with plants, bushes and a concreted pathway leading to the front door.

At the rear there is a pleasant enclosed garden with a paved patio, lawn, flower borders steps then lead to the rest of the garden where there is a wooden built garden shed and a summerhouse/home office the whole surrounded by panelled fencing with a personal access gate at the rear.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

LOCAL AUTHORITY
Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

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.

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 take the fourth turning left into Thoresby Avenue where the property can be located set back 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.