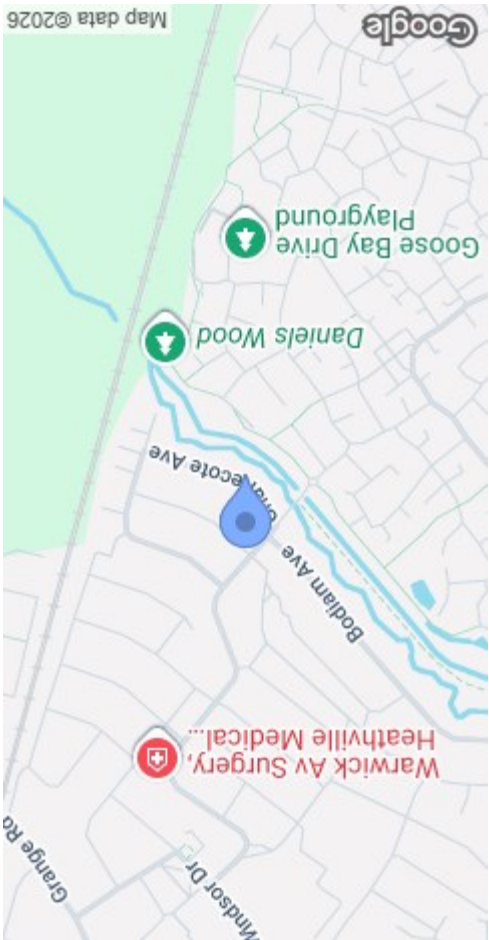


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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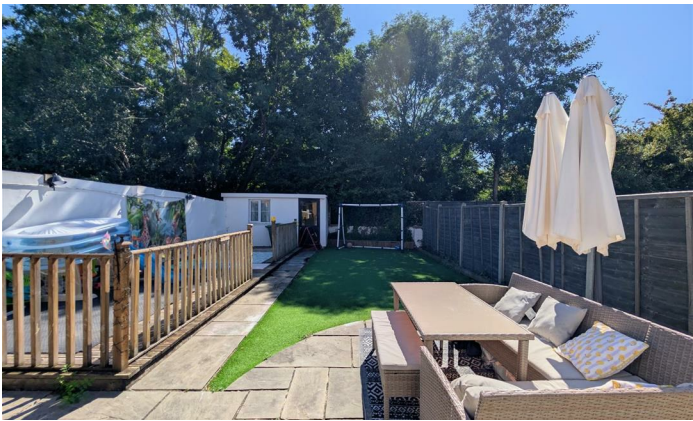
Offers Over £300,000

Largely extended five bedroom semi detached chalet style house with gas fired central heating, upvc double glazing and a generous enclosed rear garden situated in a popular family area.

Accommodation comprises hallway, 14ft lounge, cloakroom, study, dining room with French doors onto the patio, fitted kitchen with built in appliances, utility room, bedroom 5 (garage conversion), bedroom one with fitted wardrobes, bedroom two, bedroom three, bedroom four and the bathroom with a separate shower enclosure.

Outside you have a driveway providing off road parking and a generous enclosed rear garden with a patio, astroturf and a storage shed.

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 leads into:

ENTRANCE HALLWAY
Stairs leading off with storage cupboard under, a further storage cupboard.

CLOAKROOM
6'5 x 2'8 (1.96m x 0.81m)
Low level w.c., wash hand basin with a mixer tap and cupboard below, single radiator, tiled floor, downlighter.

STUDY
11'1 x 6'6 (3.38m x 1.98m)
Downlighters, double radiator, opening into:

DINING ROOM
12' x 7'9 (3.66m x 2.36m)
Double radiator, upvc double glazed French doors to rear elevation onto the patio.

LOUNGE
14'9 x 11'1 (4.50m x 3.38m)
Double radiator, tv point, upvc double glazed window to front elevation.

KITCHEN
11'9 x 7'9 (3.58m x 2.36m)
Base and wall mounted units, laminated worktops and splashbacks, single drainer single bowl sink unit with a mixer tap, built in ceramic hob, extractor hood, electric double oven and dishwasher, tiled floor, upvc double glazed window to rear elevation.

UTILITY ROOM
8'9 x 6' (2.67m x 1.83m)
Base and wall mounted units, laminated worktops, single bowl stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, tiled floor, gas fired combination boiler, upvc double glazed door and window to rear elevation.

BEDROOM 5
14'4 x 6'2 (4.37m x 1.88m)
Double radiator, upvc double glazed window to front elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space.

BEDROOM 1
11'6 x '4 (3.51m x '1.22m)
Built in wardrobes, single radiator, laminate flooring, upvc double glazed window to front elevation.

BEDROOM 2
11'9 x 9'8 max (3.58m x 2.95m max)
Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3
8'9 x 8'4 max (2.67m x 2.54m max)
Double radiator, upvc double glazed window to rear elevation.

BEDROOM 4
9'5 x 6'2 max (2.87m x 1.88m max)
Built in storage cupboard, double radiator, upvc double glazed window to front elevation.

BATHROOM
11'6 x 6'7 max (3.51m x 2.01m max)
Panelled bath with a mixer tap, low level w.c., wash hand basin with a mixer tap and cupboards below, separate shower enclosure and unit, chrome heated towel rail, tiled floor, partially tiled walls, downlighters, upvc double glazed window to rear elevation.

OUTSIDE
To the front there is a driveway providing off road parking.

To the rear there is a pleasant enclosed garden which is laid to astroturf with a paved patio, storage shed and fencing surround.

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 Windsor Drive turn left where signposted into Chatsworth Avenue and proceed along here and at the bottom of the hill turn left where signposted into Charlecote 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.