

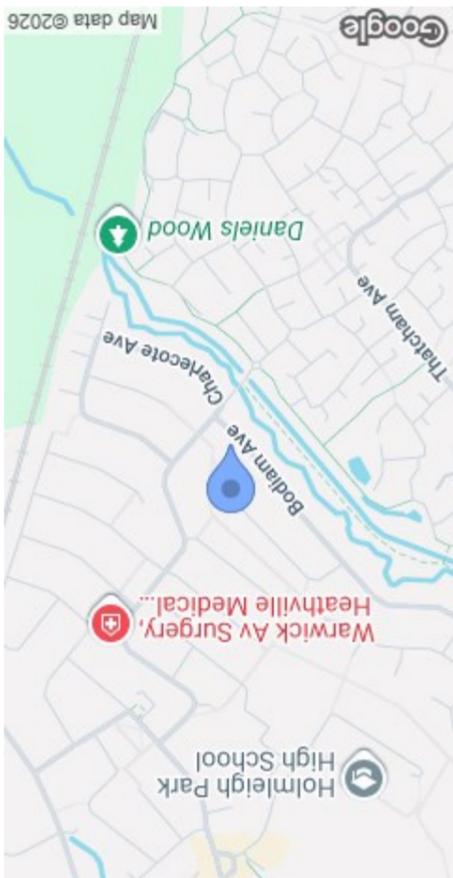


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 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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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																								
<table border="1"> <tr><td>100-120 kWh/m² per year</td><td>A</td></tr> <tr><td>81-100 kWh/m² per year</td><td>B</td></tr> <tr><td>61-80 kWh/m² per year</td><td>C</td></tr> <tr><td>41-60 kWh/m² per year</td><td>D</td></tr> <tr><td>21-40 kWh/m² per year</td><td>E</td></tr> <tr><td>1-20 kWh/m² per year</td><td>F</td></tr> </table>	100-120 kWh/m ² per year	A	81-100 kWh/m ² per year	B	61-80 kWh/m ² per year	C	41-60 kWh/m ² per year	D	21-40 kWh/m ² per year	E	1-20 kWh/m ² per year	F	<table border="1"> <tr><td>100-120 g/m² per year</td><td>A</td></tr> <tr><td>81-100 g/m² per year</td><td>B</td></tr> <tr><td>61-80 g/m² per year</td><td>C</td></tr> <tr><td>41-60 g/m² per year</td><td>D</td></tr> <tr><td>21-40 g/m² per year</td><td>E</td></tr> <tr><td>1-20 g/m² per year</td><td>F</td></tr> </table>	100-120 g/m ² per year	A	81-100 g/m ² per year	B	61-80 g/m ² per year	C	41-60 g/m ² per year	D	21-40 g/m ² per year	E	1-20 g/m ² per year	F
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4 Bodiam Avenue
 Tuffley, Gloucester GL4 0TJ

£295,000

DESIRABLE THREE BEDROOM SEMI DETACHED HOUSE with a SINGLE GARAGE, a VERY PLEASANT ENCLOSED REAR GARDEN, GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING situated in a CONVENIENT FAMILY AREA CLOSE TO AMENITIES.

Accommodation comprises hallway, lounge, dining room with a door onto the patio, fitted kitchen, bedroom one with double wardrobes, bedroom two, bedroom three, w.c and the bathroom with a modern white suite.

A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham. Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



ENTRANCE HALL

14'05 x 6'01 (4.39m x 1.85m)

Via upvc double glazed door, stairs to the first floor, understairs storage recess, double radiator, cloaks hanging space.

LOUNGE

13'02 x 11'06 maximum (4.01m x 3.51m maximum)

Coving, double radiator, front aspect window. Opening through to:

DINING ROOM

13'02 x 11'07 maximum (4.01m x 3.53m maximum)

Coving, double radiator, tv point, rear aspect window, door to the rear patio.

KITCHEN

10'03 x 8'05 (3.12m x 2.57m)

Range of base and wall mounted units, one and a half bowl single drainer sink unit, mixer tap, gas cooker point, extractor hood, plumbing for washing machine and dishwasher, space for fridge, pantry, wall mounted gas fired combination central heating and domestic hot water boiler, rear aspect window overlooking the garden, upvc double glazed door to the side.

From the entrance hall stairs lead to the first floor.

LANDING

Access to loft space, side aspect window.

BEDROOM 1

14'00 x 10'04 maximum (4.27m x 3.15m maximum)

Built in double wardrobe, single radiator, wall lights, front aspect window.

BEDROOM 2

12'08 x 9'04 (3.86m x 2.84m)

Single radiator, rear aspect window overlooking the garden.

BEDROOM 3

9'03 x 7'04 maximum (2.82m x 2.24m maximum)

Built in storage cupboard, double radiator, front aspect window.

FAMILY BATHROOM

8'04 x 5'08 maximum (2.54m x 1.73m maximum)

White suite comprising panelled bath with shower over, wash hand basin with a mixer tap and drawers below, single radiator/heated towel rail, fully tiled walls, downlighters, extractor fan, airing cupboard with hot water cylinder and slatted shelving, rear aspect window.

SEPARATE W.C.

5'04 x 2'06 (1.63m x 0.76m)

Low level w.c., fully tiled walls, downlighters, side aspect window.

OUTSIDE

To the front there is a garden laid to lawn and a driveway providing off road parking for two vehicles which in turn leads to an:

ATTACHED SINGLE GARAGE

16'6 x 8'4 (5.03m x 2.54m)

Up and over door to front elevation, power, lighting and personal access door to the rear.

To the rear is a pleasant enclosed garden with large paved patio area, steps up to a lawned area, flower borders, shrubs and bushes, garden shed and summerhouse.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

Severn Trent - 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.

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 the office proceed down Windsor Drive turning left into Chatsworth Avenue. Proceed along here and turn right into Bodiam Avenue where the property can be found 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).

