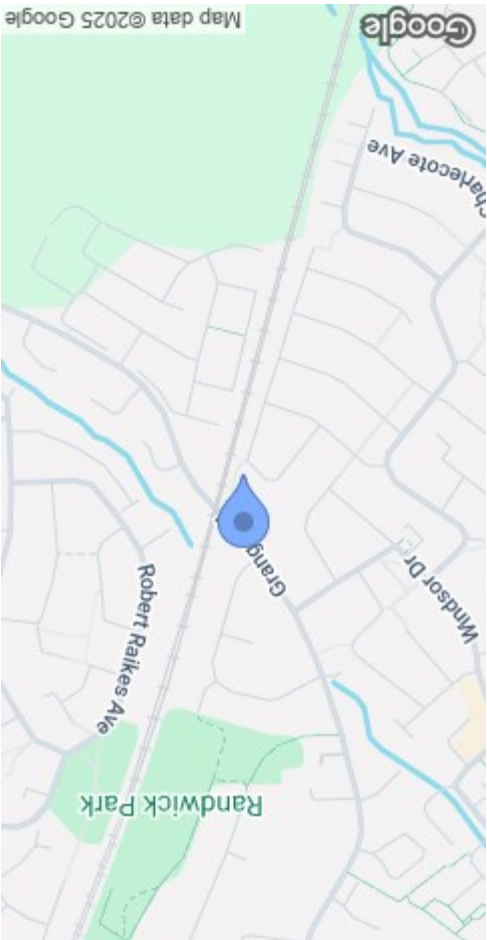
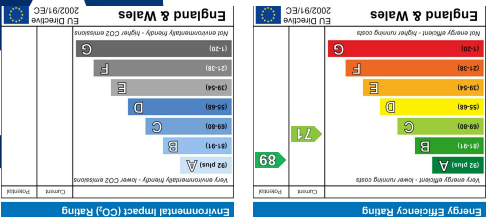
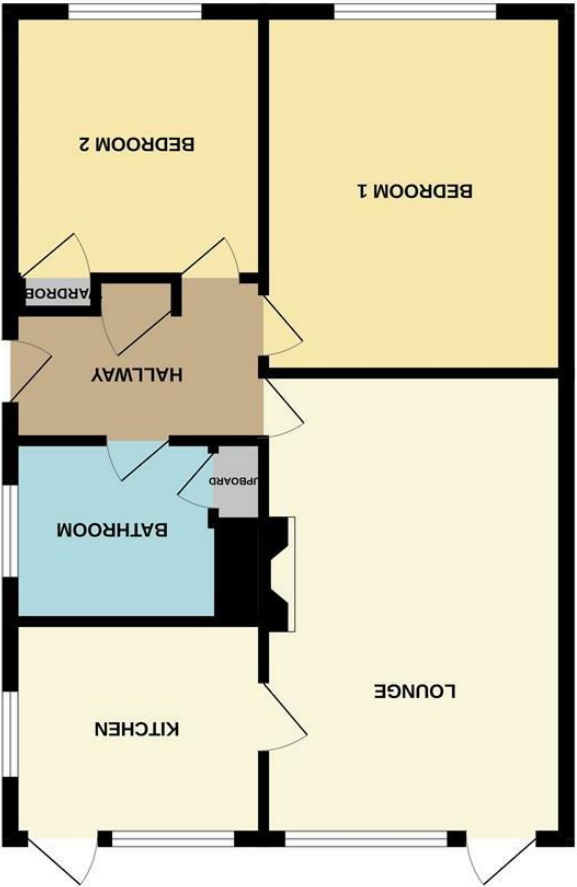




MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 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 operation or efficiency can be given.  
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31 Vincent Avenue  
Tuffley, Gloucester GL4 0SW

STEVE GOOCH  
ESTATE AGENTS | EST 1985



£250,000

Chain free well presented two bedroom semi detached bungalow with a detached garage, gas fired central heating, upvc double glazing and a pleasant enclosed rear garden situated on a level plot in a popular location.

Accommodation comprises hallway with a storage cupboard, lounge with a door onto the patio, fitted kitchen, bedroom one, bedroom two and the bathroom with a white suite.

Outside at the front of the property you have a front garden that is laid to lawn and a driveway that lead to the single detached garage with power and lighting.

Around to the rear there is a pleasant 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 door leads into:

**ENTRANCE HALLWAY**

Single radiator, built in storage cupboard, access to loft space via a pull down ladder.

**LOUNGE**

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

Cotswold stone style fireplace surround with a log effect electric fire, tv point, wall lights, two single radiators, upvc double glazed door and window to rear elevation overlooking the rear garden.

**KITCHEN**

8'9 x 7'9 (2.67m x 2.36m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit, built in electric double oven, four burner gas hob and extractor hood, plumbing for automatic washing machine, breakfast bar, single radiator, upvc double glazed windows to side and rear elevations, matching door to rear elevation.

**BEDROOM 1**

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

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

**BEDROOM 2**

9' x 8'9 (2.74m x 2.67m)

Built in wardrobe, telephone point, single radiator, upvc double glazed window to front elevation.

**BATHROOM**

7'3 x 5'4 max (2.21m x 1.63m max)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin, fully tiled walls, downlighters, shaver point, extractor fan, built in storage cupboard with slatted shelving.

**OUTSIDE**

To the front there is a front garden which is laid to lawn and a tarmac driveway which in turn leads to a:

**SINGLE DETACHED GARAGE**

15'9 x 7'8 (4.80m x 2.34m)

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

Gated access at the side leads around to the enclosed rear garden which is mainly laid to lawn with a concreted patio, flower border and surrounded by fencing.

**SERVICES**

Mains water, electricity, gas and drainage.

**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.

**WATER RATES**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: B  
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 our office proceed along Windsor Drive turning left where signposted into Chatsworth Avenue then take the first left into Vincent Avenue bearing left where the property can be found 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).

