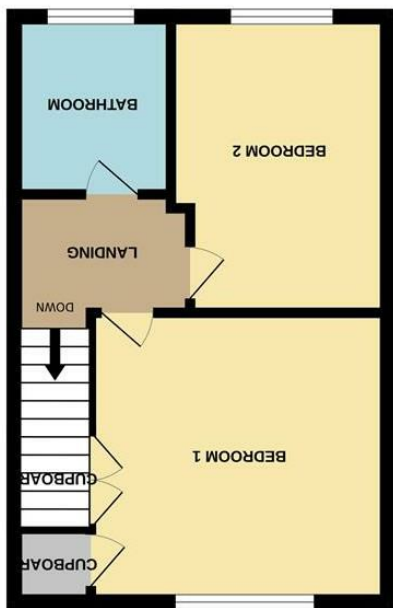
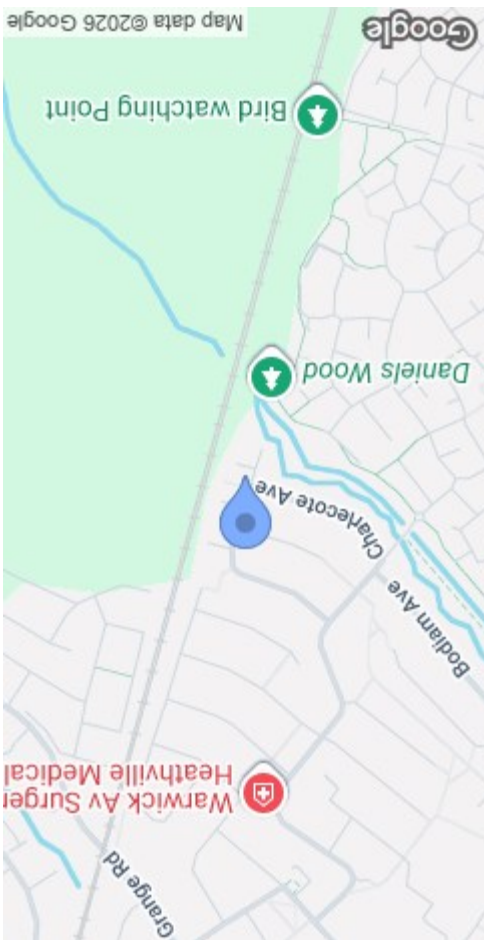




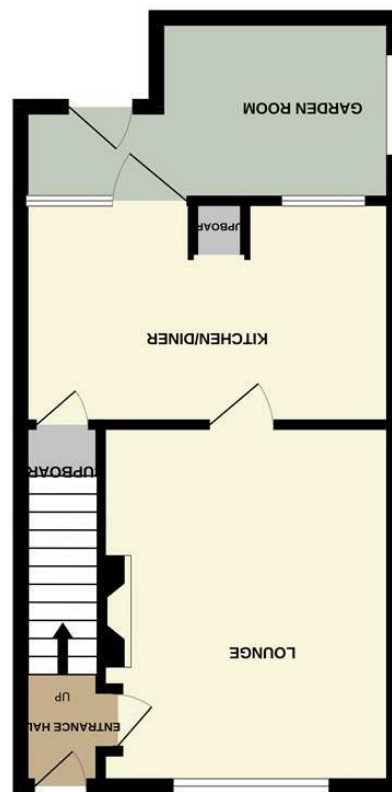
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 individual rooms and any other areas are approximate and no responsibility is taken for any error of 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 is made as to their operation or efficiency. See the plans.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																												
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1ST FLOOR



GROUND FLOOR



103 Thoresby Avenue  
 Tuffley, Gloucester GL4 0TF



STEVE GOOCH  
 ESTATE AGENTS | EST 1985

## £200,000

Newly Carpeted and Decorated Chain free two double bedroom terraced chalet style property with upvc double glazing, gas fired central heating and a modern fitted kitchen/diner situated in a popular convenient location.

Accommodation comprises hallway, lounge, fitted kitchen/diner, garden room with a door onto the garden, bedroom one with fitted cupboards, bedroom two and the bathroom with a white suite.

Outside of the property you have a front garden that is laid to lawn and a low maintenance enclosed block paved rear garden with a 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, single radiator, coat hanging space.

### LOUNGE

13'6 x 11' max (4.11m x 3.35m max)

Double radiator, wall lights, tv point, upvc double glazed window to front elevation.

### KITCHEN/DINER

13'9 x 7'9 max (4.19m x 2.36m max)

Base and wall mounted units, laminated worktops and tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, built in electric oven, ceramic hob and extractor hood, built in storage cupboard, understairs storage cupboard, laminate flooring, single radiator, upvc double glazed window and French doors to rear elevation into the:

### GARDEN ROOM

13'5 x 6'9 max (4.09m x 2.06m max)

Wall lights, upvc double glazed windows to side and rear elevations, upvc double glazed door to rear elevation.

From the entrance hallway stairs lead to the first floor.

### LANDING

Access to loft space.

### BEDROOM 1

11'10 x 9'5 (3.61m x 2.87m)

Single radiator, cupboard housing the gas fired combination

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

### BEDROOM 2

11'9 x 8'5 max (3.58m x 2.57m max)

Single radiator, upvc double glazed window to rear elevation.

### BATHROOM

7'1 x 4'9 (2.16m x 1.45m)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, upvc double glazed window to rear elevation.

### OUTSIDE

To the front there is a garden which is laid to lawn with a pathway leading to the front door.

To the rear there is a block paved garden with a wooden built garden shed, fencing surround and a personal access gate at the rear.

### SERVICES

Mains water, electricity, gas and drainage.

### WATER RATES

To be confirmed.

### 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 turn left into Chatsworth Avenue taking the fourth turning left into Thoresby Avenue where the property can be located after a short distance on the ????? 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).