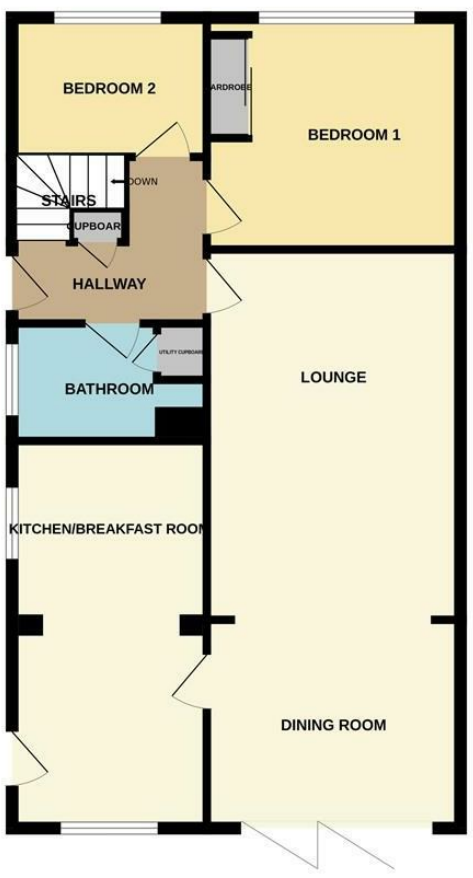
14 Longleat Avenue
Tuffley, Gloucester GL4 0SG

STEVE GOOCH
ESTATE AGENTS | EST 1985



GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.

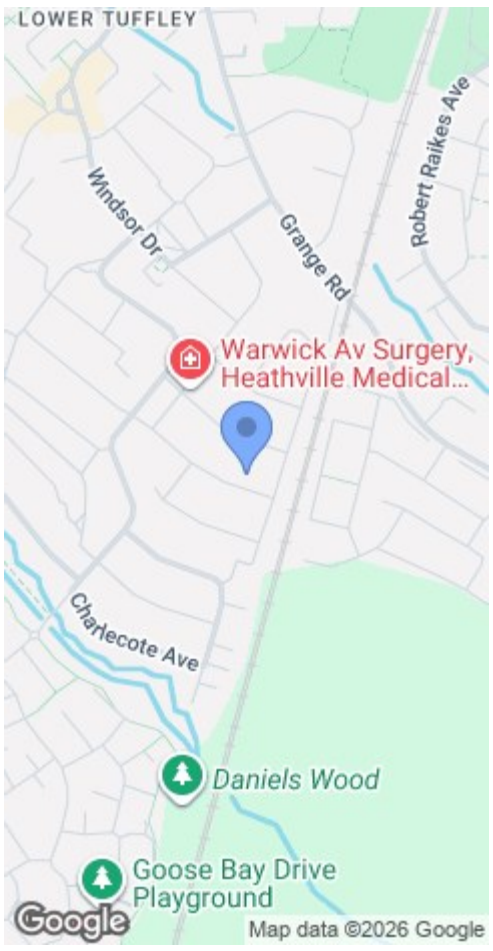


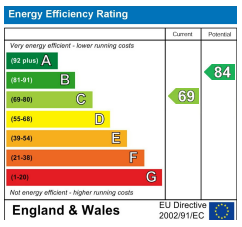
1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.

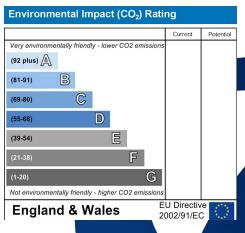


TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

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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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.

£340,000

EXTENDED and VERY WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME with an 18ft FITTED KITCHEN/BREAKFAST ROOM that has BUILT IN APPLIANCES, an EN-SUITE SHOWER ROOM, OFF ROAD PARKING for THREE VEHICLES and a VERY PLEASANT ENCLOSED REAR GARDEN situated in a DESIRABLE LOCATION.

Accommodation comprises HALLWAY with a CUPBOARD, LOUNGE that opens to the DINING ROOM which has BIFOLD DOORS ONTO THE GARDEN, FITTED KITCHEN/BREAKFAST ROOM, bedroom one with FITTED WARDROBES, bedroom two, bathroom with a UTILITY CUPBOARD, bedroom three with FITTED WARDROBES and an EN-SUITE SHOWER ROOM, bedroom four and the SHOWER ROOM.

Outside you have a DRIVEWAY suitable for THREE VEHICLES, a CARPORT and a VERY PLEASANT ENCLOSED REAR GARDEN with a LARGE PATIO, LAWN and 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.















Side entrance door leads into:

ENTRANCE HALLWAY
Single radiator, downlighters, stairs leading off, built in storage cupboard.

LOUNGE
16'9 x 10'9 max (5.11m x 3.28m max)
Double radiator, downlighters, tv point, opening into:

DINING ROOM
9'8 x 9'5 (2.95m x 2.87m)
Single radiator, downlighters, upvc double glazed bifold doors to rear elevation onto the rear garden.

KITCHEN/BREAKFAST ROOM
18'2 x 9' (5.54m x 2.74m)
Base and wall mounted units, laminated worktops and splashbacks, single drainer stainless steel sink unit with a mixer tap, built in electric oven, ceramic hob and extractor hood, built in dishwasher, built in fridge/freezer, breakfast bar, laminate flooring, single radiator, upvc double glazed windows to rear and side elevations, matching door to side elevation.

BEDROOM 1
11'9 x 10'9 (3.58m x 3.28m)
Fitted double wardrobe with mirror sliding doors, double radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 2
9' x 6'5 (2.74m x 1.96m)
Double radiator, upvc double glazed window to front elevation.

BATHROOM
7'5 x 5'3 max (2.26m x 1.60m max)
Modern white suite comprising panelled bath with a mixer tap and shower unit over, wash hand basin with a mixer tap and drawers below, low level w.c., chrome heated towel rail, partially tiled walls, tiled floor, downlighters, extractor fan, utility cupboard with space and plumbing for an automatic washing machine, upvc double glazed window to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Upvc double glazed window to front elevation.

BEDROOM 3
14'9 x 9'5 max (4.50m x 2.87m max)
Double built in wardrobes, single radiator, upvc double glazed window to rear elevation overlooking the surrounding area and hillsides beyond, through to:

EN-SUITE SHOWER ROOM
7'4 x 6'2 max (2.24m x 1.88m max)
Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, heated towel rail, downlighters, extractor fan, upvc double glazed window to rear elevation.

BEDROOM 4
11'6 x 7'6 max (3.51m x 2.29m max)
Single radiator, upvc double glazed window to front elevation.

SHOWER ROOM
5'6 x 4'7 (1.68m x 1.40m)
Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, built in storage cupboard housing the Worcester gas fired combination boiler, upvc double glazed window to side elevation.

OUTSIDE
To the front there is a gravelled driveway providing off road parking for three vehicles. To the side there are double wooden doors leading to a:

CARPORT
25'4 x 7'7 max (7.72m x 2.31m max)
External water supply and a polycarbonate roof.

To the rear there is a very pleasant enclosed landscaped garden with a large paved patio, lawn area, a flower border, wooden built garden shed and the whole is surrounded by panelled fencing.

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.

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 continue along taking the third turning left into Longleat Avenue where the property can be found.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).