

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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A map of a residential area with a blue water drop icon marking a location on Bodiam Ave. The map shows streets including Kingsway, Tratham Ave, Bodiam Ave, and Charlescote Ave. Landmarks include Daniels Wood (green tree icon), Warwick Av Surgery (red cross icon), and Holmleigh Park High School (school icon). A yellow highlighted area is visible near Lower Tuffley. The map is oriented with North at the top, and the Google logo is in the top right corner.

£250,000

Desirable well presented two/three bedroom semi detached property situated in an elevated position in a desirable cul-de-sac location.

The accommodation comprises entrance hall, spacious lounge, kitchen/diner, downstairs bathroom whilst to the first floor two/three bedrooms.

Additional benefits include light an airy accommodation, gas fired central heating, upvc double glazing, off road parking and an enclosed private established garden.

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 part glazed door with matching side panel leads into:

ENTRANCE HALL

Various doors leading off, radiator, cloaks cupboard.

BATHROOM

6'10" x 5'2" (2.1m x 1.6m)

White suite comprising close coupled w.c., wash hand basin with a vanity unit below, panelled bath with a Gainsborough electric shower over, fully tiled walls, shaver point, wall mounted mirror faced medicine cabinet, radiator, upvc double glazed opaque window to side aspect.

LOUNGE

20'0" x 10'5" max (6.10m x 3.18m max)

Feature marble effect fireplace housing an electric coal effect fire, power points, two radiators, stairs leading off, two upvc double glazed windows to front aspect, louvre part glazed doors lead into:

KITCHEN/DINER

20'0" x 8'2" (6.1m x 2.5m)

White kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurface, moulded sink and drainer unit with a mixer tap, space and plumbing for automatic washing machine, space for larder style fridge/freezer, gas cooker with extractor hood above, dresser style unit, upvc double glazed door overlooking the private rear garden, picture glazed window, upvc double glazed windows to rear and side aspects.

From the lounge stairs lead to the first floor.

LANDING

Various doors leading off, upvc double glazed window to front aspect.

BEDROOM 1

11'9" x 7'10" (3.6m x 2.4m)

Fitted bedroom furniture, a further fitted wardrobe with louvre doors, power points, radiator, upvc double glazed window to rear aspect.

BEDROOM 2

11'1" x 7'6" (3.4m x 2.3m)

Fitted wardrobes, power points, radiator, upvc double glazed window to front aspect.

BEDROOM 3/STUDY

8'2" x 6'2" (2.5m x 1.9m)

Power points, radiator, upvc double glazed window to rear aspect.

OUTSIDE

To the front there is a driveway providing ample off road parking for several vehicles. A side gate gives into the rear garden where there is a patio area with steps leading up and lawn with well established borders with shrubs, trees and bushes, garden shed, All enclosed by a combination of timber panel fencing and hedging and has a nice private rear aspect.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

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 turn left into Chatsworth Avenue and at the end turn right into Bodiam Avenue then first right into Arundel Close 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).

