

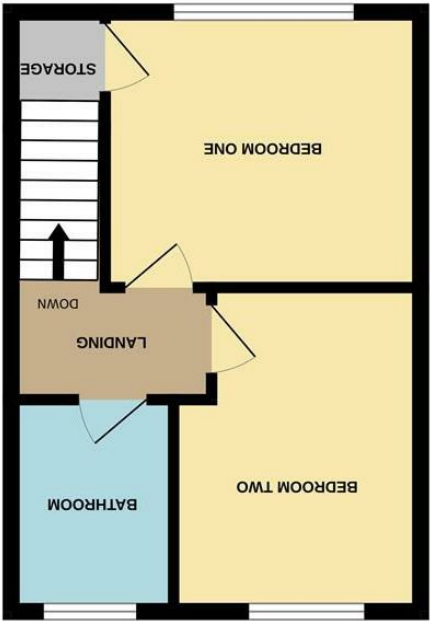
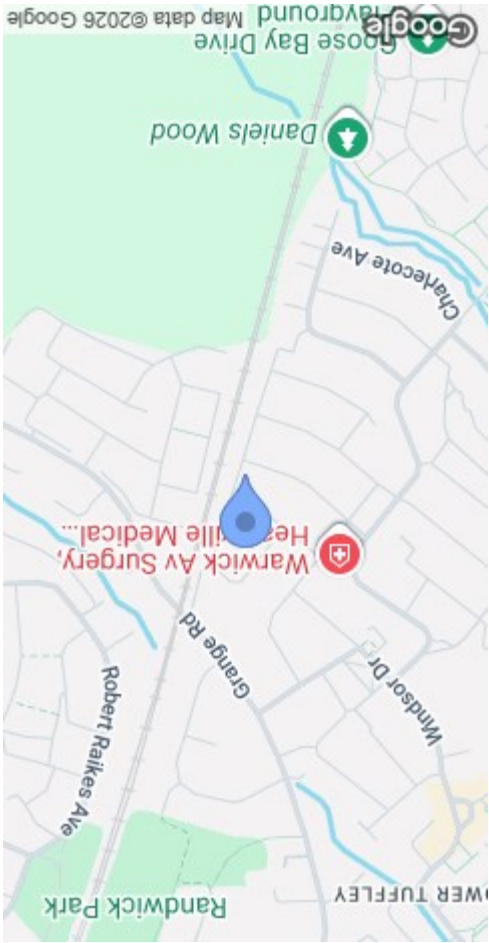
MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

| Energy Efficiency Rating                          |        |
|---------------------------------------------------|--------|
| Current                                           | Future |
| Very energy efficient - low running costs         |        |
| A (92-100)                                        |        |
| B (81-91)                                         |        |
| C (69-80)                                         |        |
| D (55-68)                                         |        |
| E (39-54)                                         |        |
| F (29-38)                                         |        |
| G (1-28)                                          |        |
| Not environmentally friendly - high CO2 emissions |        |
| EU Directive 2002/91/EC                           |        |

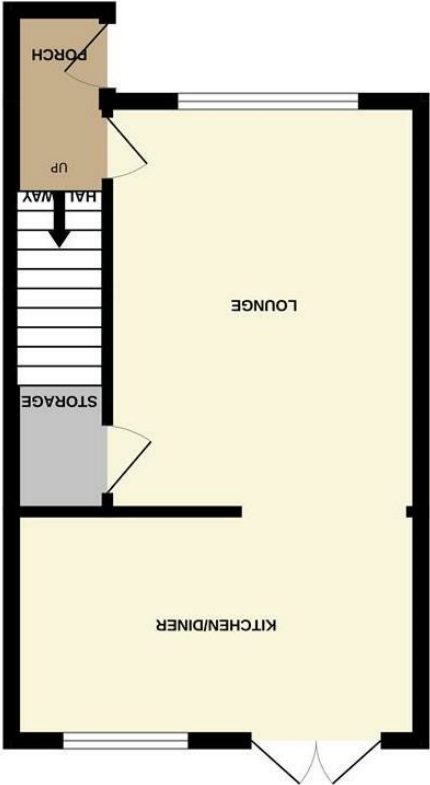
| Environmental Impact (CO <sub>2</sub> ) Rating                  |        |
|-----------------------------------------------------------------|--------|
| Current                                                         | Future |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |        |
| A (92-100)                                                      |        |
| B (81-91)                                                       |        |
| C (69-80)                                                       |        |
| D (55-68)                                                       |        |
| E (39-54)                                                       |        |
| F (29-38)                                                       |        |
| G (1-28)                                                        |        |
| Not environmentally friendly - high CO <sub>2</sub> emissions   |        |
| EU Directive 2002/91/EC                                         |        |

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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR



GROUND FLOOR



2 Warwick Avenue  
Tuffley, Gloucester GL4 0SL

 **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



£225,000

Lovely light and airy two double bedroom end terraced house with a modern fitted kitchen/diner, upvc double glazing, gas fired central heating and a pleasant enclosed 40ft rear garden situated in a very popular area.

Accommodation comprises hallway, 13ft lounge that opens to the 14ft kitchen/diner that has French doors onto the patio, bedroom one with built in cupboards, bedroom two and the bathroom with a white suite.

Outside of the property you have a block paved front garden and a pleasant enclosed rear garden with a patio, lawn and a storage 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 side entrance door leads into:

**ENTRANCE PORCH**

Upvc double glazed window to front elevation, tiled floor, double radiator, stairs leading off, through to:

**LOUNGE**

13'7 x 10'9 (4.14m x 3.28m)

Understairs storage cupboard, tv point, upvc double glazed window to front elevation overlooking the surrounding area, opening into:

**KITCHEN/DINER**

14' x 7'7 (4.27m x 2.31m)

Modern base and wall mounted units, laminated worktops, tiled splashback, stainless steel single drainer sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for automatic washing machine, space for fridge, breakfast bar, space for table and chairs, double radiator, upvc double glazed window and matching French doors to rear elevation onto the patio.

From the entrance porch stairs lead to the first floor.

**LANDING**

Access to loft space via a pull down ladder.

**BEDROOM 1**

11'2 x 9'4 (3.40m x 2.84m)

Built in storage cupboard, double radiator, upvc double glazed window to front elevation overlooking the surrounding area.

**BEDROOM 2**

11'1 x 8'4 max (3.38m x 2.54m max)

Double radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

**BATHROOM**

7'2 x 5'2 (2.18m x 1.57m)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, chrome heated towel rail, tiled floor, extractor fan, upvc double glazed window to rear elevation.

**OUTSIDE**

To the front of the property there is a block paved garden area leading to the front door.

To the rear there is a pleasant enclosed 40ft garden with a paved patio and pathway, the rest of the garden is laid to lawn with a flower border, wooden built garden shed and surrounded by panelled fencing with a personal access gate at the rear.

**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: 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 turn left into Chatsworth Avenue just after The Pike and Musket Public House and continue along then take the second turning left into Warwick Avenue where the property can be located at the end 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).