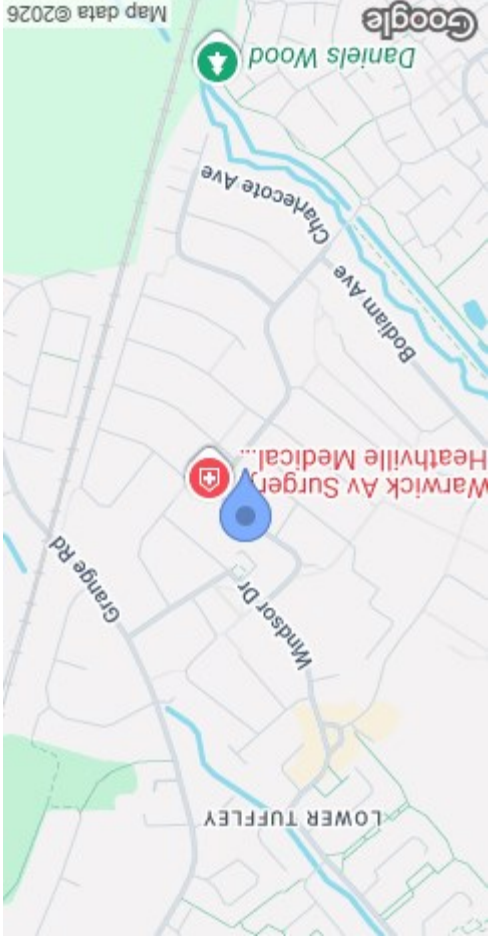




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales		England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating	Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



66 Chatsworth Avenue
 Tuffley, Gloucester GL4 0SH



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£260,000

Chain free newly refurbished and extended two bedroom semi detached bungalow with a large detached garage situated conveniently close to local amenities.

Accommodation comprises hallway, lounge with French doors onto the garden, extended kitchen/diner, bedroom one with built in wardrobes, bedroom two and the bathroom with a white suite.

Outside of the property you have a driveway that leads to the 19ft detached garage and a low maintenance enclosed rear 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 double glazed side entrance door leads into:

ENTRANCE HALLWAY

Vertical radiator, access to loft space, built in storage cupboard with hanging space and shelving.

LOUNGE

16'6 x 10'9 (5.03m x 3.28m)

Wall lights, double radiator, tv point, upvc double glazed French doors to rear elevation onto the patio.

NEWLY FITTED KITCHEN/DINER

17'6 x 8'5 (5.33m x 2.57m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, electric cooker point, space for table and chairs, two double radiators, wall mounted gas fired combination boiler, upvc double glazed windows to side and rear elevations, matching door to side elevation.

BEDROOM 1

11'9 x 11' max (3.58m x 3.35m max)

Built in wardrobe, double radiator, tv point, telephone point, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 2

9' x 8'8 (2.74m x 2.64m)

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

NEWLY FITTED BATHROOM

7'1 x 5'3 (2.16m x 1.60m)

White suite comprising panelled bath with a shower unit over, low level w.c., wash hand basin with a mixer tap and cupboards below, airing cupboard with a double radiator and slatted shelving, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a tarmac driveway and gravelled garden. To the side the driveway leads via wooden built gates to a:

LARGE DETACHED GARAGE

19'6 x 12' (5.94m x 3.66m)

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

To the rear there is a low maintenance garden which is mainly paved with a gravelled area surrounded by panelled fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

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 the office proceed down Windsor Drive turning left where signposted into Chatsworth Avenue and proceed along around the corner where the property can be located on the right 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).

