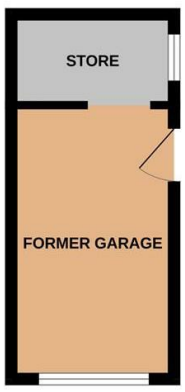
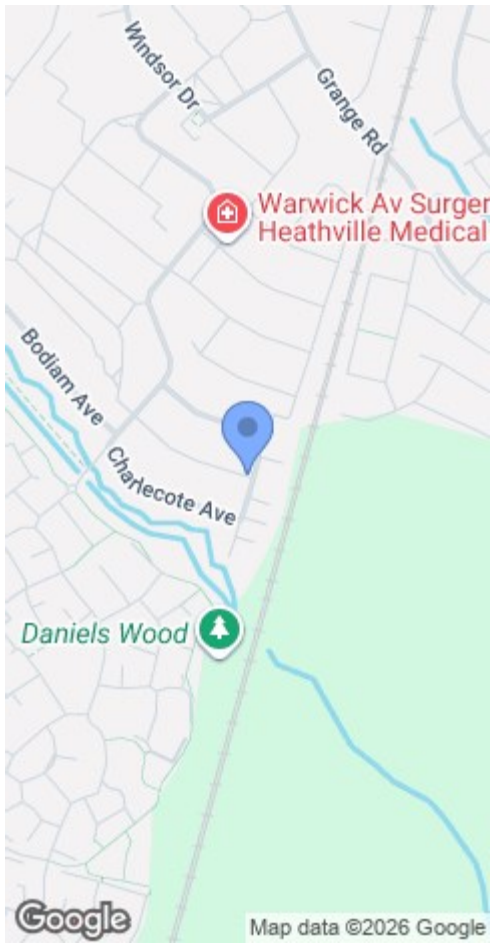
36 Thoresby Avenue
Tuffley, Gloucester GL4 0TE

STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR



1ST FLOOR



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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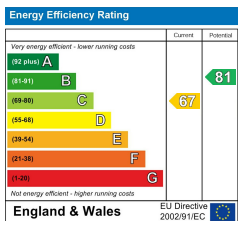

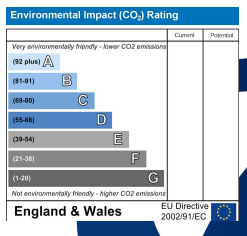

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

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£250,000

CHAIN FREE LIGHT and AIRY THREE BEDROOM END TERRACED CHALET STYLE HOUSE situated on A CORNER PLOT with GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING and a DRIVEWAY leading to the FORMER GARAGE.

Accommodation comprises HALLWAY, LOUNGE, KITCHEN/DINER with PATIO DOORS ONTO THE GARDEN, BATHROOM with a WHITE SUITE, BEDROOM ONE with FITTED WARDROBES, BEDROOM TWO with an AIRING CUPBOARD and BEDROOM THREE.

OUTSIDE you have PLEASANT FRONT, SIDE, REAR GARDENS and a DRIVEWAY leading to the FORMER GARAGE.

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
Double radiator, stairs leading off with cupboard under.

LOUNGE
15' x 11'1 max (4.57m x 3.38m max)
Former open fireplace with a paved hearth, double radiator, laminate flooring, wall lights, tv point, telephone point, upvc double glazed window to front elevation overlooking the surrounding area.

KITCHEN/DINER
17' x 6'7 (5.18m x 2.01m)
Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, gas cooker point, space for table and chairs, double radiator, telephone point, cupboard housing the gas fired central heating boiler, upvc double glazed windows to side and rear elevations, matching patio doors to rear elevation onto the garden.

BATHROOM
6'9 x 5'5 (2.06m x 1.65m)
White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, shaver point, single radiator, tiled floor, upvc double glazed window to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space, upvc double glazed window to front elevation overlooking the surrounding area and wooded hillsides beyond.

BEDROOM 1
14' x 9'5 max (4.27m x 2.87m max)
Built in wardrobes, double radiator, upvc double glazed window to front elevation.

BEDROOM 2
11'9 x 10' max (3.58m x 3.05m max)
Laminate flooring, double radiator, wall light, airing cupboard with a hot water cylinder and shelving, upvc double glazed window to rear elevation overlooking the surrounding area and hillsides beyond.

BEDROOM 3
8'8 x 8'1 max (2.64m x 2.46m max)
Double radiator, wall light, upvc double glazed window to rear elevation with far reaching views

OUTSIDE
To the front there is a pathway leading to the front door and gardens which are laid to lawn with flower borders, plants and bushes. To the side there is a driveway providing off road parking which leads to a:

FORMER DETACHED GARAGE
13' x 8'3 (3.96m x 2.51m)
Power, lighting, external power, upvc double glazed windows to front and side elevations and at the rear there is a:

STORE ROOM
8'3 x 4'6 (2.51m x 1.37m)
Power, lighting, upvc double glazed window to side elevation.

In addition to the side there is a partially enclosed garden which is laid to gravel and lawn with plants and bushes. To the rear there is an enclosed low maintenance paved garden with flower borders 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: 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 proceed along Windsor Drive towards Holmleigh Parade taking the first turning left into Chatsworth Avenue. Continue along here taking the fourth left hand turn into Thoresby Avenue and proceed along here where the property can be located.

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

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.