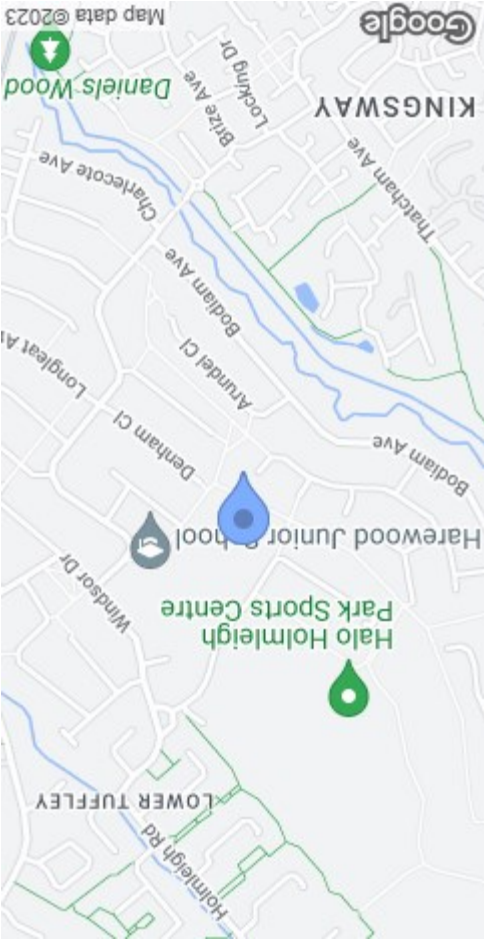
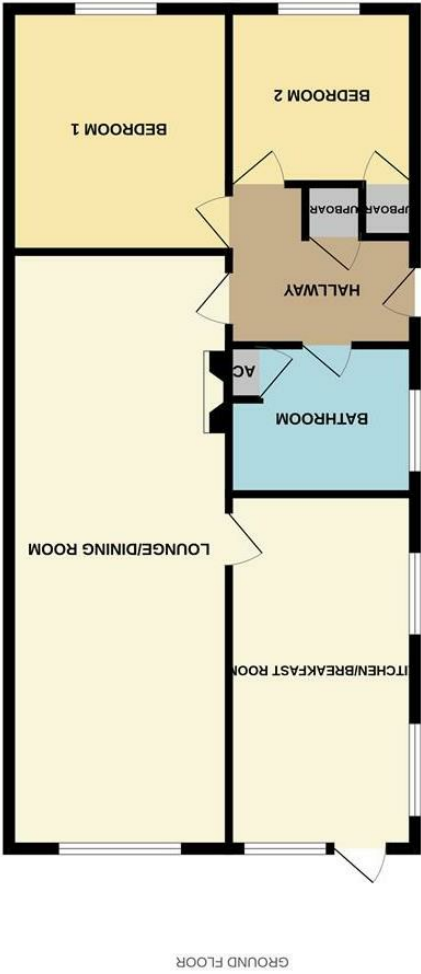


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Target
EU Directive 2002/91/EC			
Very energy efficient - low running costs		A	
Energy efficient		B	
Decent		C	
Below average - higher running costs		D	
Poor energy efficiency - high running costs		E	
Very poor energy efficiency - very high running costs		F	
Extremely poor energy efficiency - very high running costs		G	
Minimum energy efficiency standard - lower CO2 emissions			
2020/9/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
EU Directive 2002/91/EC			
Very energy efficient - low CO <sub>2</sub> emissions		A	
Energy efficient		B	
Decent		C	
Below average - higher CO <sub>2</sub> emissions		D	
Poor energy efficiency - high CO <sub>2</sub> emissions		E	
Very poor energy efficiency - very high CO <sub>2</sub> emissions		F	
Extremely poor energy efficiency - very high CO <sub>2</sub> emissions		G	
Minimum environmental impact standard - lower CO <sub>2</sub> emissions			
2002/91/EC			

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error, omission or mis-statement. They have been taken for guidance purposes only and should be used as a guide only. Prospective purchasers are advised to check the accuracy of the floorplan against the actual property. The services, systems and appliances shown have not been tested and no guarantee is given.



52 Dunster Close  
Tuffley, Gloucester GL4 0TP



£270,000

A beautifully presented and extended two bedroom semi detached bungalow situated in a cul-de-sac location and is offered with no onward chain.

The accommodation briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room, two double bedrooms and a re-fitted bathroom.

Additional benefits include upvc double glazing throughout, gas fired central heating, cul-de-sac location, off road parking, carport, single detached garage and a pleasant private rear garden.

Tuffley is a popular and historic suburb of Gloucester, in the county of Gloucestershire. Recorded as Tuffley, Tufley, Tufly, Tuffel, Tuffill and possibly others, this suburb was once a village mentioned in the Domesday book of 1086 as 'Tuffelege', which suggests a meaning of Tuffa's farm, with Tuffa being an Anglo-Saxon personal name. Four local churches have a base in Tuffley: 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 door with matching side panel leads into:

**ENTRANCE HALL**  
Various doors leading off, access into roof space, radiator, storage cupboard with hanging rails and shelf.

**LOUNGE**  
16'8" x 10'9" (5.1m x 3.3m)  
Feature oak fireplace housing an electric coal effect fire, power points, radiators, wall light points, opening through to:

**DINING ROOM**  
9'2" x 9'2" (2.8m x 2.8m)  
Radiator, serving hatch into the kitchen, upvc double glazed window to the private rear aspect.

**KITCHEN/BREAKFAST ROOM**  
18'8" x 8'10" (5.7m x 2.7m)  
Light High Gloss re-fitted kitchen comprising base, drawer and wall mounted units, wine rack, roll edge worksurfaces, stainless steel sink and drainer unit, gas fired boiler, breakfast bar area, serving hatch through to the dining room, power points, radiator, space and plumbing for dishwasher, washing machine, dryer and fridge/freezer, two upvc double glazed windows to side aspect, opaque upvc double glazed door into the rear garden, upvc double glazed window to rear aspect.

**BATHROOM**  
White modern suite comprising panelled bath with electric shower over, wash hand basin with vanity unit below, close coupled w.c., radiator, airing cupboard housing the hot water

tank with slatted shelving, panelled walls, wall mounted mirror, shaver light and point, opaque upvc double glazed window to side aspect.

**BEDROOM 1**  
11'9" x 10'9" (3.6m x 3.3m )  
Radiator, power points, upvc double glazed window to front aspect.

**BEDROOM 2**  
8'10" x 8'6" (2.7m x 2.6m)  
Radiator, power points, storage cupboard, upvc double glazed window to front aspect.

**OUTSIDE**  
To the front there is a paved driveway providing off road parking for several vehicles leading to a carport which in turn leads to a:

**DETACHED SINGLE GARAGE**  
Up and over door to front elevation.

A gate then leads to the private rear garden which is mainly laid to lawn with shrubs, bushes, timber garden shed and is all enclosed by a combination of timber panel 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.

**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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**  
From our office proceed into Chatsworth Avenue and at the end turn right into Bodiam Avenue. Proceed along here then turning right where signposted into Sandford Way then right into Dunster Close and proceed to the end of the cul-de-sac 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).