



36 Gurney Avenue

Tuffley, Gloucester, GL4 0YL

Offers in excess of £300,000



Murdock & Wasley Estate Agents are delighted to bring to the open market this extended two-bedroom semi-detached bungalow, ideally positioned in a popular location within easy walking distance of local amenities and excellent transport links.

Offered with no onward chain, the property provides spacious and versatile accommodation, complemented by an enclosed rear garden, garage, and driveway. A further benefit is the inclusion of solar panels which are owned outright, helping to reduce monthly running costs while also generating annual income.

We believe this represents a fantastic opportunity and one not to be missed!



Entrance Hall

Accessed via composite door, power points, radiator, wooden door to airing cupboard with slatted shelving, access to part boarded loft space. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, double oven/ grill with five ring gas hob and extractor hood over. Worcester gas fired combination boiler, space for fridge/ freezer and washing machine. Tv point, radiator, Velux roof light, front aspect upvc double glazed window and composite door to garden.

Lounge/ Diner

Tv point, power points, two radiators, space for dining table, storage cupboard, picture rail, rear aspect upvc double glazed French doors to garden.

Bedroom One

Tv point, power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

Sitting Room/ Bedroom Two

Tv point, telephone point, power points, radiator, feature fireplace, picture rail, front aspect upvc double glazed window.

Shower Room

Suite comprising step in shower cubicle with electric shower and seat, low level wc, vanity wash hand basin with mixer tap over. Heated towel rail, fully tiled walls, tiled flooring, side aspect upvc double glazed window.

Outside

To the front of the property is a block-paved driveway providing

off-road parking for multiple vehicles, complemented by an attractive feature flower bed. This leads to the garage via double upvc doors, which benefits from power, lighting, and two personnel access doors.

A wooden door provides access to an external utility cupboard with appliance points and space for tumble drier and fridge/ freezer.

To the rear of the property is a pleasant westerly-facing garden, enjoying afternoon and evening sun, with a spacious patio area ideal for outdoor dining and entertaining. The garden is mainly laid to decorative stone with well-stocked flower and shrub borders, offering colour and interest throughout, all enclosed by timber fencing with power and outside taps.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.
Solar Panels.

Local Authority

Gloucester City Council
Council Tax Band: B

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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