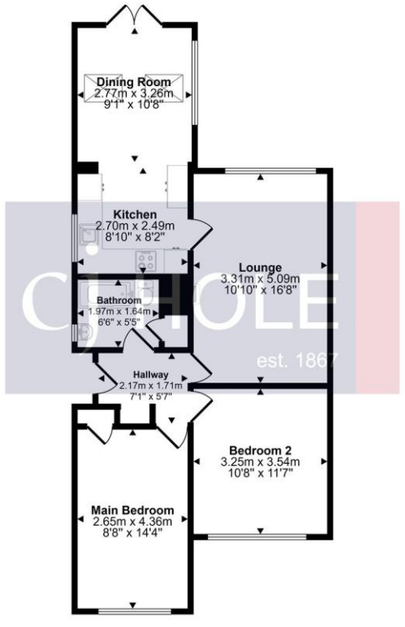
Approx Gross Internal Area
67 sq m / 723 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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Bodiam Avenue, Tuffley, GL4

Asking Price: £265,000 Freehold

Offered to the market with no onward chain is this well-presented and deceptively spacious semi detached bungalow. This home has been extended to create a light and airy open plan kitchen/dining room and two double bedrooms.

The property briefly consists of an entrance hall, two double bedrooms, bathroom, living room and kitchen/dining room which overlooks the rear garden.

To the outside there is a generous size open plan front garden with ample off road parking, a secure car port and a low maintenance tiered garden with patio area.

This ideal bungalow is conveniently situated on a main bus route and close to various local amenities. The property would benefit from some general updating throughout however would be perfect for someone wanting to make a property their own.

2 1 2 EPC D

Freehold

www.cjhole.co.uk

Bodiam Avenue, Tuffley, GL4

Asking Price: £265,000











Storm Porch Ceramic tiled flooring, metal gate to driveway and UPVC front door

Entrance Hall Kardean flooring, recessed storage space, radiator, loft hatch and door to bathroom

Bathroom Re-fitted bathroom suite consisting of: low-level walk-in bath with mixer tap and shower attachment, hand wash basin in vanity unit and low-level WC. Large walk-in storage cupboard, heated towel rail, UPVC window side aspect and extractor fan

Main Bedroom Kardean flooring, radiator, built-in wardrobe housing the consumer unit and UPVC window to front aspect

Bedroom Two Laminate flooring, radiator, fitted wardrobes and UPVC window to front aspect

Living Room Fitted carpet, feature surround gas fireplace, two radiators, UPVC window to rear aspect and glass panelled wooden door to kitchen

Kitchen Re-fitted kitchen comprising of: a range of eye and base level units with composite worktops over, sink and drainer with mixer tap, eye level grill and oven with induction hob and extractor over, integrated slimline dishwasher, built-in fridge freezer, wall mounted gas combination boiler, integrated washing machine, UPVC window to side aspect and opening to dining room

Dining Room Fitted carpet, two contemporary style floor to ceiling radiators, vaulted ceilings with two Velux windows, UPVC window to side aspect and UPVC French doors to rear garden



Rear Garden Enclosed by timber fencing, small paved patio, steps up to lawn area, vegetable plot and potting shed, outside tap, covered carport and secure gated access to entrance hall and front driveway

Front Garden Open plan driveway area and gated access to carport

Council Tax Band B

Referral We always refer sellers to Montpellier Legal, Harvey Baker solicitors or RedKite Law solicitors and The Mortgage Brain. It is your decision whether you choose to deal with Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain. Should you decide to use Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain you should know that we would receive a referral fee of £100 from them for recommending you to them.
We are required by law to conduct anti-money laundering checks on all those selling or buying a property, the initial checks are carried out on our behalf by Lifetime Legal. This costs £55 (incl. VAT) which is paid directly to Lifetime Legal and is non-refundable.

Material Information