



209 Tuffley Lane

Tuffley, Gloucester, GL4 0NY

Offers in excess of £300,000



Murdock & Wasley Estate Agents are pleased to introduce this charming 1930s three-bedroom semi-detached house to the open market. Situated in a popular and convenient location, this property features a south-facing garden that extends over 140 feet and includes two off-road parking spaces.

We highly recommend scheduling an early viewing to fully appreciate everything this home has to offer.



Entrance Hall

Accessed via upvc double glazed door. Radiator, laminate flooring. Door to:

Snug 10'3" x 9'3" (3.14 x 2.84)

Tv points, power points, open fireplace, bespoke feature alcove, radiator, two front aspect upvc double glazed windows.

Family Room 13'6" x 11'8" (4.14 x 3.58)

Tv point, power points, radiator, laminate flooring, stairs to first floor landing, rear aspect upvc double glazed window overlooking the rear garden. Opening through to:

Kitchen/Diner 17'2" x 7'5" (5.24 x 2.28)

Range of base, wall and drawer mounted units, solid oak worktop, bespoke solid oak breakfast bar, Belfast sink with mixer tap over. Appliance points, power points, space for range cooker, fridge freezer and washing machine. Integral dishwasher, decorative lighting, inset ceiling spotlights, radiator, laminate flooring, rear aspect upvc double glazing, side aspect upvc double glazed French doors leading to the garden.

Landing

Access to loft space, airing cupboard housing gas fired combination boiler.

Bedroom 1 10'10" x 7'10" (3.32 x 2.40)

Bespoke built in wardrobes with shelving, hanging rails and space for Tv. Wooden wall panelling, power points, radiator, two front aspect upvc double glazed windows.

Bedroom 2 9'0" x 8'4" (2.75 x 2.55)

Power points, radiator, rear aspect upvc double glazed window.

Bedroom 3 7'6" x 8'8" (2.30 x 2.66)

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, vanity hand wash basin with storage beneath, low level wc, heated towel rail, partly tiled walls, vinyl flooring, wooden wall panelling, inset ceiling spotlights.

Outside

To the front of the property there is a gravelled driveway providing off road parking for two vehicles. A pathway provides side access leading to the rear garden via a wooden gate.

The rear garden is approximately 140ft in length. The garden has a hard standing space suitable for table and chairs which leads onto a flat lawned area. To the bottom of the garden there is panelled fencing which leads to a storage and burn area (could be perfect for a vegetable plot).

Tenure

Freehold

Services

Mains water, gas, electric, drainage

Local Authority

Gloucester County 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			70
(55-68) D			
(39-54) E			
(21-38) F		25	
(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			43
(21-38) F		14	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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