



281 Tuffley Lane

Tuffley, Gloucester, GL4 0RP

Offers in excess of £240,000



Murdock & Wasley Estate Agents are delighted to welcome to the market this exceptionally presented three-bedroom home, benefiting from a single-storey extension. Perfectly located on Tuffley Lane, this property is ideal for first-time buyers seeking a move-in ready home. In terms of living accommodation we have: Entrance hallway, cloakroom, lounge & Open plan Kitchen/Diner. Upstairs are three bedrooms & bathroom. Outside to the rear we have an enclosed & private garden.



Entrance Hallway

Approached via Upvc double glazed front door, laminate flooring, power points, radiator, stairs to first floor, doors to lounge & open plan kitchen/diner.

Lounge 14'6 x 11'7 (4.42m x 3.53m)

Upvc double glazed windows to front, radiator, power points, television point.

Open Plan Kitchen/Diner & Sitting Area 23'3" x 15'1" (7.1 x 4.6)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work surfaces, sink/drainage, electric oven with induction hob & hood, integral fridge/freezer, plumbing for dishwasher & washing machine, breakfast bar, cupboard housing combination boiler, recessed down lights, power points, television point, radiator. Door to:

Cloakroom

Low level wc & pedestal wash hand basin, recessed down lights, laminate flooring.

First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1 13'5" x 11'5" (4.1 x 3.5)

Upvc double glazed windows to front, radiator, power points.

Bedroom 2 12'1" x 11'5" (3.7 x 3.5)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3 10'9" x 6'6" (3.3 x 2.0)

Upvc double glazed windows to front, radiator, power points, storage cupboard.

Bathroom

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, part tiled walls, tiled flooring, recessed down lights.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated rear access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

Awaiting Vendor Approval

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 | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (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.

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