



9 Tuffley Avenue

Gloucester, GL1 5LS

£440,000



Murdock & Wasley Estate Agents are delighted to introduce this fantastic four bedroom semi-detached family home, perfectly positioned in a popular and convenient location. With excellent access to local amenities, Gloucester City Centre, the historic Gloucester Docks and top achieving grammar schools, this property is ideal for modern family living.

Full of character features throughout, the home offers spacious and versatile accommodation, including three reception rooms, a welcoming lounge, a dining area, and a stunning open plan kitchen/living area. A stylishly converted bar area adds a unique and sociable space, perfect for entertaining.

Upstairs, there are four generously sized bedrooms and a loft room. Outside, the property benefits from a beautifully maintained, enclosed rear garden, a courtyard to the side, and a driveway providing off-road parking.



Entrance Hall

Accessed via upvc double glazed door, telephone point, power points, stairs to first floor landing, understairs storage cupboard, tiled flooring, coving. Doors lead off:

Lounge

Tv point, telephone point, power points, feature fireplace, picture rail, coving, front aspect upvc double glazed window. Opening to:

Dining Room

Power points, radiator, space for dining table and chairs, picture rail, coving, rear aspect upvc double glazed window.

Kitchen/Living Area

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, tv point, integral fridge/freezer, wine cooler, space for cooker with extractor hood over and dining table and chairs. Partly tiled walls, coving, laminate flooring, side aspect upvc double glazed door. Door to:

Utility

Wall mounted units, laminate worktop, space for washing machine and tumble dryer, rear aspect upvc double glazed French doors leading to the garden. Door to:

Cloakroom

Low level wc, pedestal wash hand basin with separate taps, partly tiled walls, tiled flooring.

Bar

Power points, radiator, laminate flooring, inset ceiling spotlights, front aspect upvc double glazed door and rear aspect upvc double glazed bi-folding door leading to the garden.

Landing

Power points, stairs to second flooring landing, coving.

Bedroom One

Power points, radiator, fitted wardrobes, wooden door housing Ideal Logic Combi Boiler, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, feature fireplace, picture rail, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, feature fireplace, picture rail, front aspect upvc double glazed window.

Bedroom Four

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

Bathroom

Suite comprising panelled bath with shower off the mains over, pedestal wash hand basin with mixer tap over, low level wc, partly tiled walls, heated towel rail, vinyl flooring, side aspect upvc frosted double glazed window.

Second Floor Landing

Door to:

Loft Room

Power points, side aspect upvc double glazed window.

Outside

At the front of the property, a block-paved driveway provides off road parking for two vehicles, leading to a garage and a pathway that guides you to the front door.

At the side, there is a patio courtyard, offering an ideal space for a table and chairs.

At the rear of the property, you'll find a beautifully enclosed garden, perfect for relaxation and entertaining. A spacious patio provides an ideal area for outdoor furniture, seamlessly transitioning to a well-maintained, level lawn. A pathway runs through the garden, leading to a decking area, surrounded by mature trees and shrubs for added privacy.

Local Authority

Gloucester City Council.
Council Tax Band: D

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold.

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

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