



## 158 Tuffley Avenue , Gloucester, GL1 5NS

**£550,000**



Murdock & Wasley Estate Agents are proud to welcome to the market this extended and much-loved detached family home, offered for sale for the first time in over two decades.

Boasting an abundance of internal and external space, this property is perfect for growing families. The standout feature is the spacious open-plan living area, ideal for modern family life and entertaining. To the rear, a wonderful private garden offers plenty of outdoor space for relaxation and recreation.

Set in a highly desirable location, the home is within walking distance of popular local schools, offers easy access to Gloucester city centre, and benefits from excellent nearby amenities.





### Entrance Porch 10'3 x 2'6 (3.12m x 0.76m)

Approached via front door, Upvc double glazed windows to front. Door through to:

### Entrance Hallway

Double glazed frosted window to front, stairs leading to first floor, radiator, doors to shower room, lounge & open plan kitchen/diner/family area.

### Ground Floor Shower Room 7'1 x 6'4 (2.16m x 1.93m)

Upvc frosted double glazed window to side, walk in shower cubicle, low level wc & pedestal wash hand basin, tiled walls, heated towel rail, recessed down lights.

### Lounge 17'10 x 12'10 (5.44m x 3.91m)

Upvc double glazed bay window to front & Upvc double glazed windows to side, television point, original flooring, wood burner, double doors through to:

### Open Plan Family/Dining Area 20'3 x 17'10 (6.17m x 5.44m)

Upvc double glazed doors to rear, three sky lights, television point, under floor heating, cupboard housing combination boiler, tiled flooring, power points, recessed down lights, opening to:

### Kitchen 12'1 x 8'6 (3.68m x 2.59m)

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, space for appliances, built in dishwasher & microwave, tiled flooring, under floor heating, recessed down lights, partly tiled walls.

### Rear Lobby 6'2 x 2'9 (1.88m x 0.84m)

Upvc double glazed door to side, tiled flooring.

### First Floor Landing 14'9 x 2'10 (4.50m x 0.86m)

Upvc double glazed window to side, access to loft via hatch, storage cupboard, power points, doors to all rooms.

### Bedroom 1 14'9 x 10'11 (4.50m x 3.33m)

Upvc double glazed windows to front, radiator, power points, built in wardrobes, storage cupboard, laminate flooring.

### Bedroom 2 14'9 x 8'7 (4.50m x 2.62m)

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

### Bedroom 3 10'10 x 8'7 (3.30m x 2.62m)

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

### Bedroom 4 7'2 x 6'5 (2.18m x 1.96m)

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

### Shower Room 5'0 x 4'3 (1.52m x 1.30m)

Shower cubicle, low level wc & pedestal wash hand basin.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, trees.

### Garage

Up & over doors with power & lighting, two the rear of the garage are two further storage cupboards.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band F

### 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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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