



## 69 Gurney Avenue

Tuffley, Gloucester, GL4 0YB

**£250,000**



Murdock & Wasley Estate Agents are pleased to bring to the market this well-presented three-bedroom terraced home, ideally located within easy reach of local amenities.

Offering generous living space, a private enclosed garden, and the added benefit of two off-road parking spaces, this property is an excellent opportunity for both first-time buyers and investors alike.





### Entrance Hall

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

### Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, five ring gas hob with extractor hood over. Space for tall fridge/ freezer, washing machine, dishwasher and dining table. Tv point, radiator, coving, tiled flooring, rear aspect upvc double glazed window and French doors leading to the garden.

### Lounge

Tv point, power points, radiator, feature electric fireplace, front aspect upvc double glazed window.

### Landing

Built in storage cupboard with Worcester gas fired combination boiler and slatted shelving. Access to part boarded loft space. Doors lead off:

### Bedroom One

Tv point, power points, radiator, rear aspect upvc double glazed window.

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Suite comprising panelled bath with shower over, low level wc, vanity wash hand basin, heated towel rail. Fully tiled walls, vinyl flooring, coving, rear aspect upvc double glazed window.

### Outside

To the front of the property are two off-road parking spaces.

To the rear, the garden is fully enclosed and designed with low maintenance in mind. A flagstone patio provides the perfect spot for outdoor seating or dining, leading onto an area of artificial lawn. A timber gate opens to a further section of garden, which includes raised flower beds, an additional area of artificial lawn, and a workshop with power and lighting, ideal for storage, hobbies, or a home workspace.

### Tenure

Freehold

### Local Authority

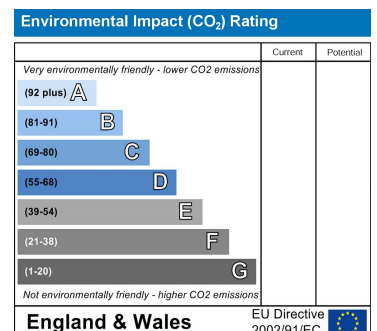
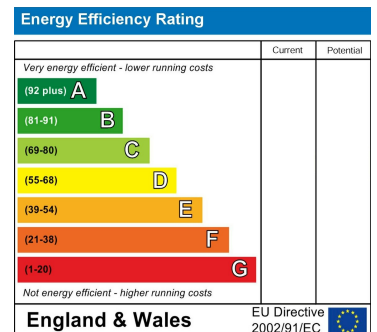
Gloucester City Council  
Council Tax Band: B

### Services

Mains water, gas, electricity and drainage.

### 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.



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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

