



215 Tuffley Lane

Tuffley, Gloucester, GL4 0NY

£250,000



Murdock & Wasley Estate Agents are delighted to offer this beautifully presented two-bedroom semi-detached home situated along the ever-popular Tuffley Lane, Gloucester. The accommodation is arranged over three floors, offering a spacious and versatile layout ideal for a range of buyers. The ground floor features a welcoming lounge/diner, creating an open and comfortable living area, while the rustic-style kitchen to the rear enjoys lovely views across the south-facing garden. On the first floor, there are two well-proportioned double bedrooms along with a modern family bathroom. Access leads to an attic room, providing excellent flexibility as an office, hobby room or additional storage space. Externally, the property benefits from a driveway with parking for two vehicles and a large, sun-filled rear garden, perfect for outdoor entertaining and relaxation.

Situated within easy reach of local schools, amenities and Gloucester city centre, this desirable home combines period charm with convenience, offering excellent access to transport links and the M5 motorway. Early viewing is highly recommended.



Entrance Hall / Dining Area

Accessed via upvc double glazed door, power points, data points, wall mounted radiator, front aspect upvc double glazed window. Opening leads off:

Lounge

Television point, power points, wall mounted radiator, stairs to landing, rear aspect upvc double glazed windows. Door leads off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven and grill with four ring gas hob over, space for fridge/freezer, washing machine and dishwasher, tiled flooring, partly tiled walls, door to pantry store, side and rear aspect upvc double glazed window, side aspect upvc double glazed door leading to garden

Landing

Access to attic via ladder, doors lead off:

Bedroom One

Power points, wall mounted radiator, space for kingsize bed, front aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, space for double bed, rear aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, panelled bath with taps and shower over, pedestal wash hand basin with mixer tap over, storage cupboard, frosted rear aspect upvc double glazed window.

Attic

Fully boarded, access to eave storage.

Outside

To the front of the property a driveway provides parking for two vehicles.

To the rear of the property a garden laid to lawn is enclosed by wooden fencing.

Tenure

Freehold

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City 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		
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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