



**R B WALTERS**  
ESTATE AGENTS



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*Robert Raikes Avenue, Tuffley,  
Gloucester, Gloucestershire, GL4 0HL*

*£240,000*



If you are looking for a beautiful home that you can simply move into and settle down then this stunning home may just be the one.

Set well back from the road which provides for plenty of off road parking this semi-detached house has been the subject of much care and love by the current owners who have created a truly wonderful home ideal for a first time buyer or investment purchaser.

The accommodation throughout is tastefully decorated and wonderfully light and the ground floor has a entrance porch, living room and kitchen/breakfast room whilst upstairs there are two double bedrooms and a bathroom with Jacuzzi bath. As mentioned the driveway provides ample off road parking and leads to a large garage/ workshop whilst the rear garden is nicely landscaped with an attractive seating area.

## Services

Mains Gas

Gas Central Heating

Mains Electric

Mains Water and Drainage

Fibre Broadband to the Cabinet Available

### *Entrance Porch*

4' 6" x 4' 1" (1.37m x 1.24m)

### *Living Room*

14' 0" x 12' 9" (4.26m x 3.88m)

### *Kitchen/Breakfast Room*

12' 10" x 9' 9" (3.91m x 2.97m)

### *First Floor Landing*

### *Bedroom*

12' 8" x 8' 8" (3.86m x 2.64m)

### *Bedroom*

10' 8" x 8' 3" (3.25m x 2.51m)

### *Bathroom*

6' 8" x 6' 7" (2.03m x 2.01m)

### *OUTSIDE*





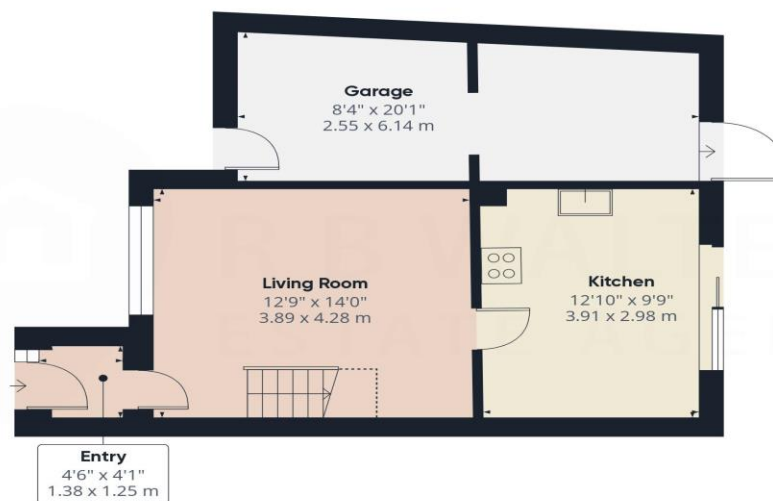
*Driveway Parking for Several Cars*

### *Garage*

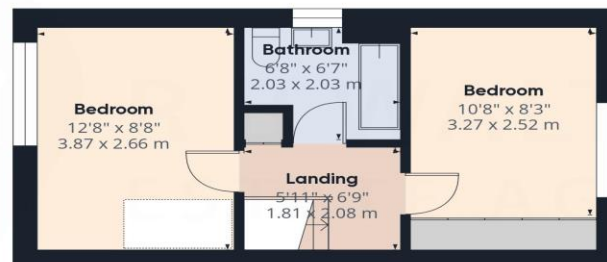
20' 1" x 8' 4" (6.12m x 2.54m)

### *Rear Garden*





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

756.91 ft<sup>2</sup>  
70.32 m<sup>2</sup>

**Reduced headroom**

14.62 ft<sup>2</sup>  
1.36 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**