



R B WALTERS
ESTATE AGENTS



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*Warwick Avenue, Tuffley, Gloucester,
Gloucestershire, GL4 0SL.*

Offers in the Region Of

Motivated seller offering this property with no onward chain providing off road parking for 4 cars and having been recently re-decorated and fitted with new flooring throughout and with up to date gas safety and electrical test certificates.

In a popular residential location this mid terrace home has a living room and kitchen/ diner on the ground floor and two bedrooms and a bathroom upstairs. The parking at the front is a real advantage and there is an enclosed rear garden with separate rear access and a garage.

Services

Mains Water

Mains Drainage

Mains Gas

Electric

Broadband Available

Entrance Hall

Living Room

13' 6" x 9' 4" (4.11m x 2.84m)

Kitchen/Diner

13' 11" x 7' 11" (4.24m x 2.41m)

First Floor Landing

Bedroom

10' 11" x 9' 4" (3.32m x 2.84m)

Bedroom

11' 1" x 8' 5" (3.38m x 2.56m)

Bathroom

7' 3" x 5' 3" (2.21m x 1.60m)

Outside





Driveway Parking for 4 Cars

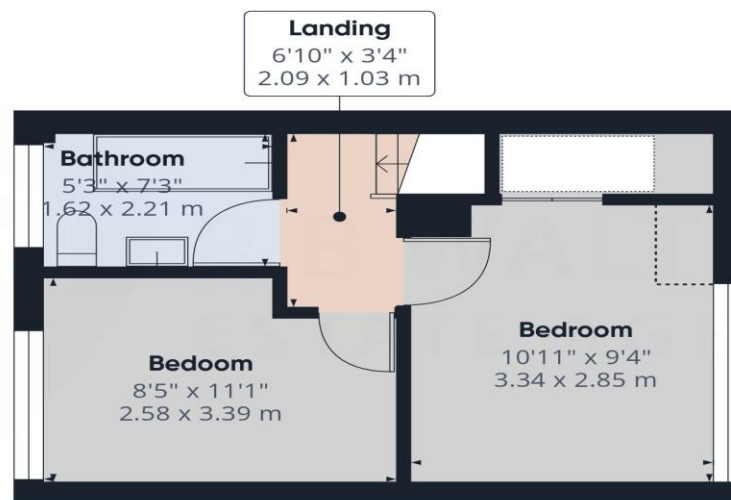
Garage

Rear Garden





Ground Floor



Floor 1

Approximate total area⁽¹⁾

567 ft²
52.6 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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