

MISREPRESENTATION DISCLAIMER

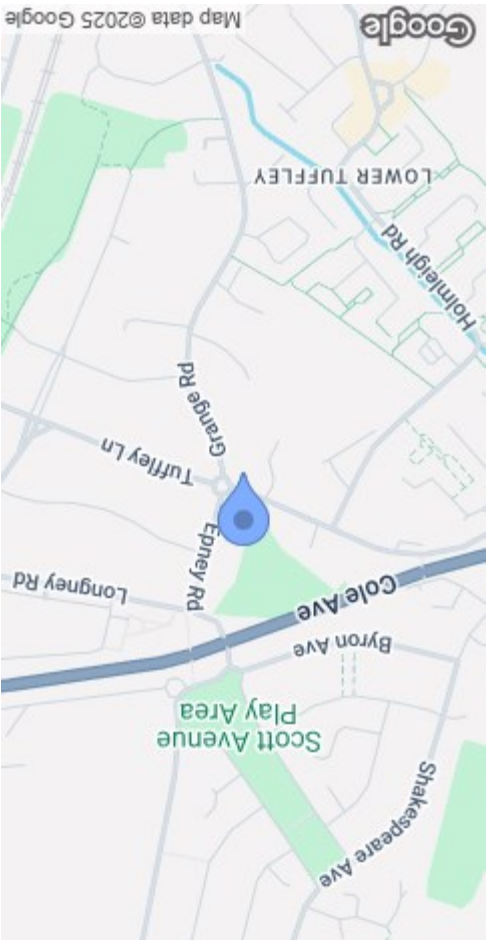
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	2020/21 EPC	England & Wales	2020/21 EPC	England & Wales
Very Energy Efficient (A)	92-100	Very Energy Efficient (A)	92-100	Very Energy Efficient (A)
Good (B)	81-91	Good (B)	81-91	Good (B)
Decent (C)	69-80	Decent (C)	69-80	Decent (C)
Needs Improvement (D)	55-68	Needs Improvement (D)	55-68	Needs Improvement (D)
Poor (E)	35-54	Poor (E)	35-54	Poor (E)
Very Poor (F)	23-34	Very Poor (F)	23-34	Very Poor (F)
Unacceptable (G)	1-22	Unacceptable (G)	1-22	Unacceptable (G)

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA: 1733 sq.ft. (161.0 sq.m.) approx.



**187 Tuffley Lane**  
Tuffley, Gloucester GL4 0NY

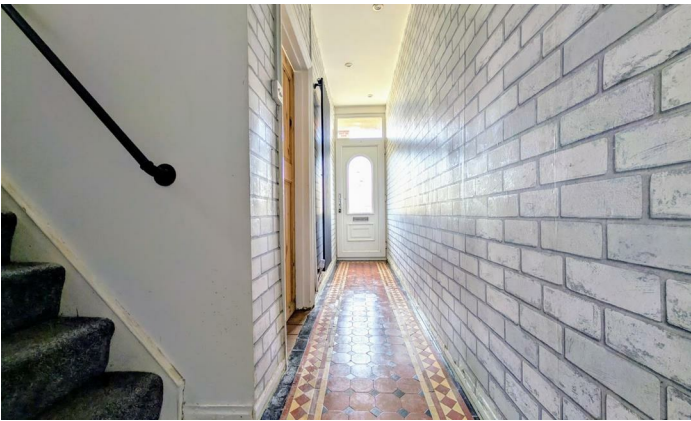
£295,000

Chain free three double bedroom semi detached period property with a detached garage, off road parking, a modern fitted kitchen and a low maintenance enclosed rear garden situated in a convenient position.

Accommodation comprises entrance hallway with an ornate tiled floor, lounge with a bay window that overlooks the surrounding area, dining/sitting room, fitted kitchen, rear hall, bathroom with a white suite, bedroom one, bedroom two with a fitted wardrobe, bedroom three.

Outside of the property you have a driveway at the front and side providing off road parking that leads to the detached garage and a low maintenance enclosed rear garden.

Tuffley is a popular and historic suburb of Gloucester which has four local churches St George's (Church of England), St Barnabas (Church of England, English Martyrs (Roman Catholic) and the Grange Baptist Church (Baptist). There is excellent schooling for all ages, two public houses (The Pike and Musket and The Fox and Elm), two libraries, community centre, sports centre, doctors surgery and a variety of shops and excellent public transport links.



Double glazed front door leads into:

**ENTRANCE HALLWAY**

Ornate original tiled floor, vertical radiator, downlighters, stairs leading off.

**LOUNGE**

12'2 x 11'1 max (3.71m x 3.38m max)

Double radiator, exposed floorboards, upvc double glazed bay window to front elevation overlooking the surrounding area and hillsides beyond.

**DINING/SITTING ROOM**

14'6 x 14'2 max (4.42m x 4.32m max)

Paved hearth, laminate flooring, tv point, double radiator, upvc double glazed window to side elevation.

**KITCHEN**

14'1 x 9'8 (4.29m x 2.95m)

Modern base and wall mounted units, laminated worktops, tiled splashbacks, twin bowl single drainer sink unit with a mixer tap, Range style cooker with a five burner gas hob and electric ovens, plumbing for a dishwasher, breakfast bar, upvc double glazed window to side elevation.

**REAR ENTRANCE HALL**

8'1 x 6'1 max (2.46m x 1.85m max)

upvc double glazed window to side elevation, matching door to rear elevation onto the garden, through to:

**BATHROOM**

9'2 x 8'9 max (2.79m x 2.67m max)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin, vertical radiator, plumbing for an automatic washing machine, tiled floor, upvc double glazed window to rear elevation.

From the entrance hallway stairs lead to the first floor.

**LANDING**

Single radiator, downlighters, access to the loft space via a pull down ladder with lighting, upvc double glazed window to side elevation.

**BEDROOM 1**

14'4 x 10'9 max (4.37m x 3.28m max)

Exposed floorboards, double radiator, upvc double glazed window to front elevation overlooking the surrounding area and hillsides beyond.

**BEDROOM 2**

11'4 x 9'5 max (3.45m x 2.87m max)

Built in wardrobe, wall lights, single radiator, cupboard housing the gas fired combination boiler, upvc double glazed window to rear elevation.

**BEDROOM 3**

14'3 x 8'8 (4.34m x 2.64m)

Double radiator, upvc double glazed window to rear elevation.

**OUTSIDE**

To the front there is a driveway providing off road parking which leads along the side via a wooden built gates to the enclosed low maintenance rear garden. There is also a:

**GARAGE**

18'7 x 10'8 (5.66m x 3.25m)

Up and over door to front elevation, power and lighting.

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

To be advised.

**MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**LOCAL AUTHORITY**

Council Tax Band: B  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

**TENURE**

Freehold.

**VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From St Barnabas roundabout proceed down Southern Avenue into Cole Avenue turning left at the traffic lights into Epney Road. Follow this road and at the roundabout take the third exit off where the property can be located on the left hand side.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

