



33 Tuffley Crescent
Gloucester GL1 5ND



STEVE GOOCH
ESTATE AGENTS | EST 1985

33 Tuffley Crescent Gloucester GL1 5ND

£360,000

CHARACTERFUL EXTENDED 1930'S THREE BEDROOM SEMI DETACHED HOUSE with a 150FT REAR GARDEN, an ATTIC ROOM with roof lights, a FAMILY ROOM EXTENSION with bifold doors and a DOWNSTAIRS SHOWER ROOM.

Accommodation comprises hallway with an ornate tiled floor, shower room, lounge with a bay window and an open fireplace, kitchen/diner with built in appliances, family room with bifold doors, bedroom one with a bay window and stairs leading up to the attic room, bedroom two with a former open fireplace, bedroom three and the bathroom with a traditional white suite.

Outside at the front of the property you have a block paved driveway and at the rear a lovely enclosed 150ft garden that is mainly laid to lawn with plants, bushes and a former brick built wash house.

A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral.

Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



Partially glazed front door with leaded lights under a covered entrance area leads into:

ENTRANCE HALLWAY

14'7 x 5'6 max (4.45m x 1.68m max)

Original ornate tiled floor, stairs leading off, single radiator.

SHOWER ROOM

11'1 x 3'5 max (3.38m x 1.04m max)

Shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, ornate tiled floor, exposed red brick walling, single radiator, extractor fan, downlighters, upvc double glazed windows to front and side elevation.

LOUNGE

13'6 x 12'8 max (4.11m x 3.86m max)

Open fireplace with a tiled and wooden surround and a tiled hearth, picture rail, single radiator, upvc double glazed bay window to front elevation with shutters.

KITCHEN/DINER

21'5 x 13' max (6.53m x 3.96m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, built in electric oven, four burner gas hob, extractor hood, built in fridge/freezer, tiled floor, space for a large table and chairs, open fireplace with an ornate surround, picture rail, single radiator, through to:

FAMILY ROOM EXTENSION

20'7 x 10'2 max (6.27m x 3.10m max)

Upvc double glazed window and bifold doors to rear elevation onto the patio, French doors to side elevation, three Velux roof lights, downlighters, tiled floor, double radiator, exposed red brick walling.

From the entrance hallway stairs lead to the first floor.





LANDING

Exposed floorboards, window to side elevation.

BEDROOM 1

14'1 x 12'6 max (4.29m x 3.81m max)

Original fireplace, exposed floorboards, upvc double glazed bay window to front elevation with shutters, picture rail, single radiator, stairs leading to the:

ATTIC ROOM

21' x 18' approximately (6.40m x 5.49m approximately)

Exposed beams and red brick walling, two Velux roof lights, single radiator.



BEDROOM 2

12'8 x 10'3 max (3.86m x 3.12m max)

Former open fireplace with a tiled and wooden surround and tiled hearth, exposed floorboards, picture rail, single radiator, upvc double glazed window to rear elevation overlooking the rear garden.

BEDROOM 3

9'6 x 7'9 max (2.90m x 2.36m max)

Exposed floorboards, single radiator, airing cupboard housing the gas combination boiler and slatted shelving, upvc double glazed window to rear elevation.

BATHROOM

5'8 x 5'7 (1.73m x 1.70m)

Traditional white suite comprising a roll top bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin, partially tiled walls, chrome heated towel rail, upvc double glazed window to front elevation.

OUTSIDE

To the front there are wrought iron gates giving access onto a block paved driveway providing off road parking. The front garden is laid to lawn with plants, bushes and trees.

To the side a wooden built gate gives access to the 150 ft rear garden where there is a:

FORMER BRICK BUILT WASH HOUSE

8'9 x 7' (2.67m x 2.13m)

Door and window to front elevation, Belfast sink unit.

The garden continues and has a paved patio which leads onto a large expanse of lawn, a variety of plants, shrubs, bushes and trees, wooden built garden shed, additional patio and the whole is surrounded by fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

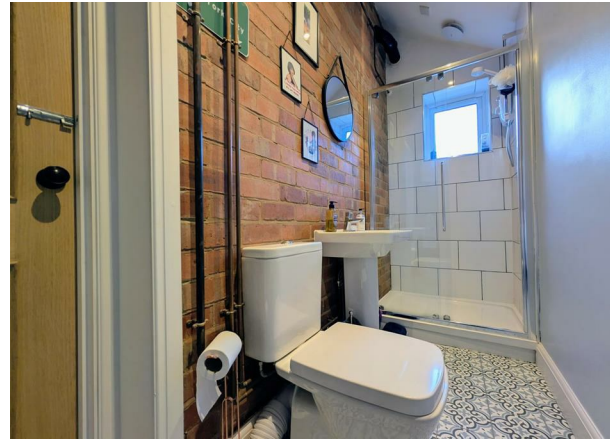
To be advised.

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: C
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester
GL1 2EQ.





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

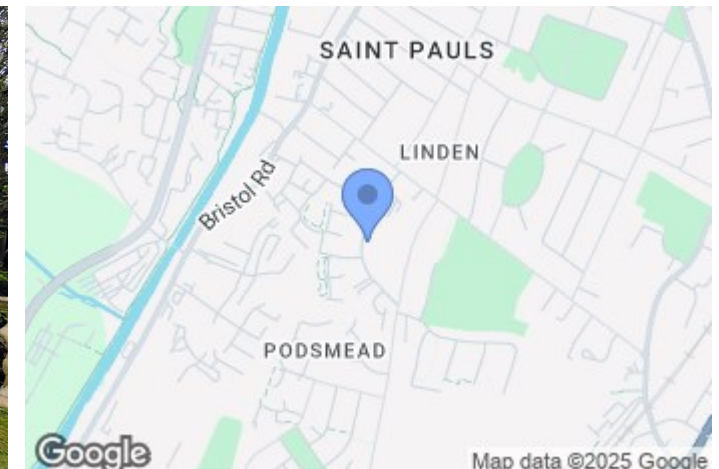
From Tuffley proceed over the traffic lights at Cole Avenue into Podsmead Road and proceed along here turning left where signposted into Tuffley Crescent where the property can be located on the left hand side.

PROPERTY SURVEYS

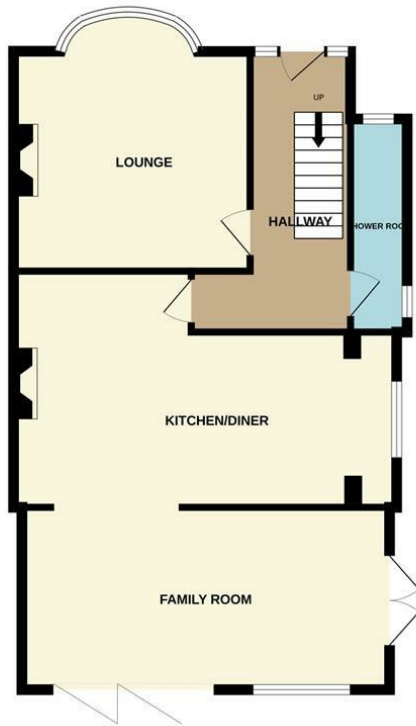
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



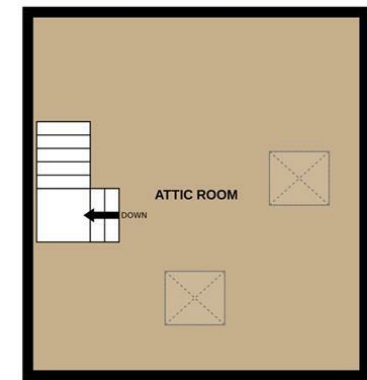
GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1641 sq.ft. (152.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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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		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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