



10 Tuffley Lane, Tuffley, Gloucester, Gloucestershire, GL4 0DT

£395,000




Farr & Farr Sales Lettings 

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Gloucestershire, GL4 0DT

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A BEAUTIFULLY PRESENTED 1950'S
DETACHED PROPERTY WITH DELIGHTFUL
LANDSCAPED GARDENS.

10 Tuffley Lane has been upgraded & modernised in its current ownership and offers highly practical accommodation.

The property comprises of entrance hall, living room, dining room, cloakroom, and kitchen to the ground floor with three bedrooms and bathroom to the first floor, with bedroom two benefitting from a walk-in wardrobe.

The gardens have been beautifully landscaped and maintained with a variety of plants & flowers measuring 70ft long. Tuffley Lane is to the south of Gloucester within easy reach of the popular Gloucester Quays and M5 along with good local schools and amenities nearby.

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Entrance Porch

UPVC composite front door. Down lighters.

Entrance Hall

High quality laminate flooring. Radiator. Under stairs cupboard.

Living Room 13' 8" x 11' 1" (4.16m x 3.38m)

Electric fire with surround. Double glazed window. Radiator.

Dining Room 10' 8" x 8' 9" (3.25m x 2.66m)

Double glazed window. Radiator. Phone & Internet point. Storage cupboard.

Cloakroom

Low level W.C. Vanity unit wash hand basin with splash back. Stainless steel heated towel rail.

Kitchen

Underfloor heating. A range of wall & base units with worktops. Ceramic 1 1/2 sink & drainer. Space for a large fridge/freezer. Plumbing for washing machine and tumble dryer. Space for cooker. Cooker hood and splashback. Part tiled walls. Built in dishwasher. Double glazed windows to rear and side aspect. Double glazed door to garden.

First Floor Landing

Double glazed window. Cupboard with shelving. Access to loft.

Bedroom 1 13' 8" x 8' 9" (4.16m x 2.66m)

Double glazed window. Radiator.

Bedroom 2 11' 1" x 9' 5" (3.38m x 2.87m)

Double glazed window. Radiator. Access to walk in wardrobe.

Walk in wardrobe 11' 1" x 4' 5" (3.38m x 1.35m)

Bedroom 3 10' 1" x 7' 7" (3.07m x 2.31m)

Double glazed window. Radiator.

Bathroom

Suite comprising of panelled bath with fully tiled shower over. Pedestal wash hand basin. Part tiled walls. Low level W.C. Double glazed frosted window. Storage cabinet. Radiator. Vinyl floor.

Rear Garden

Beautifully landscaped rear gardens. As you step out of the door there is a large gravelled area with raised shrub beds. Mature hedging. Garden Shed. Large area of lawn with stepping stones. Gravelled area with pergola. Trellis fencing with gate leading to the 'secret garden' A further good size garden shed. Fully enclosed by fencing with side access to both sides of the property.

Front garden

Large, gravelled area with parking for multiple cars. Lawned area. Electric car charging point. Mature hedging and low level wall.

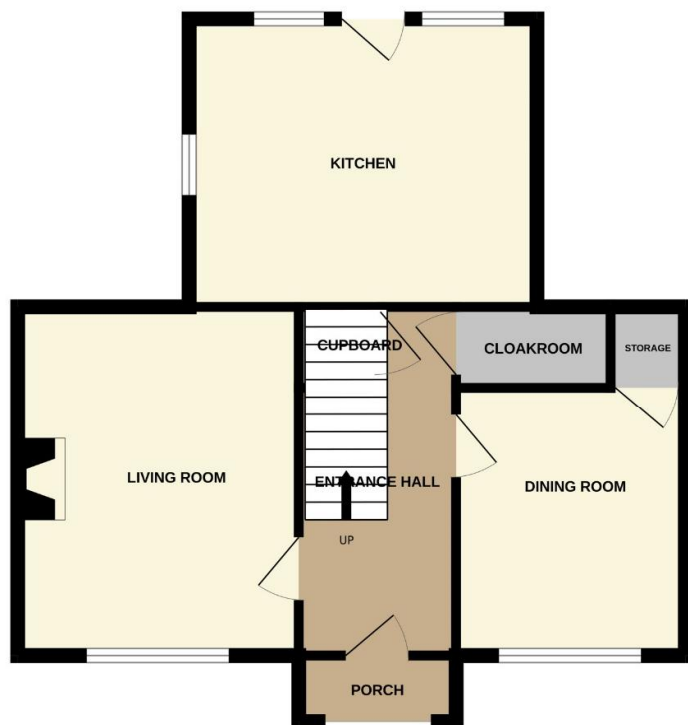
Agent Note

Council Tax: D

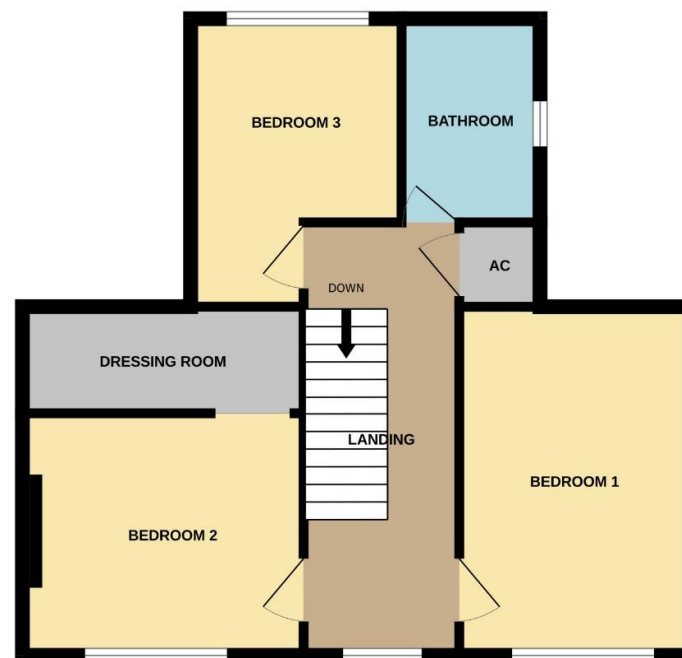
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



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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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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