

TG

SALES & LETTINGS



Tuffley Avenue, , Gloucester
Gloucestershire GL1 5NA

£300,000

- THREE BEDROOMS
- DETACHED
- LOUNGE
- DINING
- LARGE GARDEN
- WORCESTER BOILER
- NEEDS UPDATING
- NO ONWARD CHAIN

The Property

** THREE-BEDROOM HOUSE ON TUFFLEY AVENUE **

TG Sales & Lettings are delighted to welcome to the market this Three-bedroom family home, which is located in the popular area of Tuffley Avenue. The accommodation offers excellent potential and is offered with NO ONWARD CHAIN!

The property will need some updating Internally, but it will be a chance to make this your forever home; internally, it briefly comprises on the ground floor, an entrance porch, a hallway which has access to all rooms and contains the stairs to the first floor, a large lounge with a bay window to the rear, a dining room also with a bay window to the front, and finally a kitchen with a porch leading into the rear garden.

On the first floor there are three double bedrooms and a shower room with a separate cloakroom.

The property has a large rear garden with mature shrubs, a lawn area, and a patio; it also has two small outbuildings and a further garage at the bottom. There is access to the rear garden via a side gate.

Further benefits include UPVC double glazing and gas central heating throughout.



Situation

Situated in the popular location of Linden with excellent links to the City Centre. Linden boasts a wealth of local amenities including doctors, dentist, a range of local stores, Linden Primary School and the nearby Ribston Hall High School. The City Centre is approximately a mile away, where you can unlock all the benefits of City Centre living. Gloucester continues to grow with the Gloucester Quays development being a very popular lure to the City. The public transport links run a regular service throughout the City and Gloucester Railway Station links to Cheltenham, Stroud and Bristol with regular trains running to London Paddington taking approximately two hours. The M5 motorway provides excellent access travelling Northbound and Southbound.

Directions

SATNAV postcode GL1 5NA

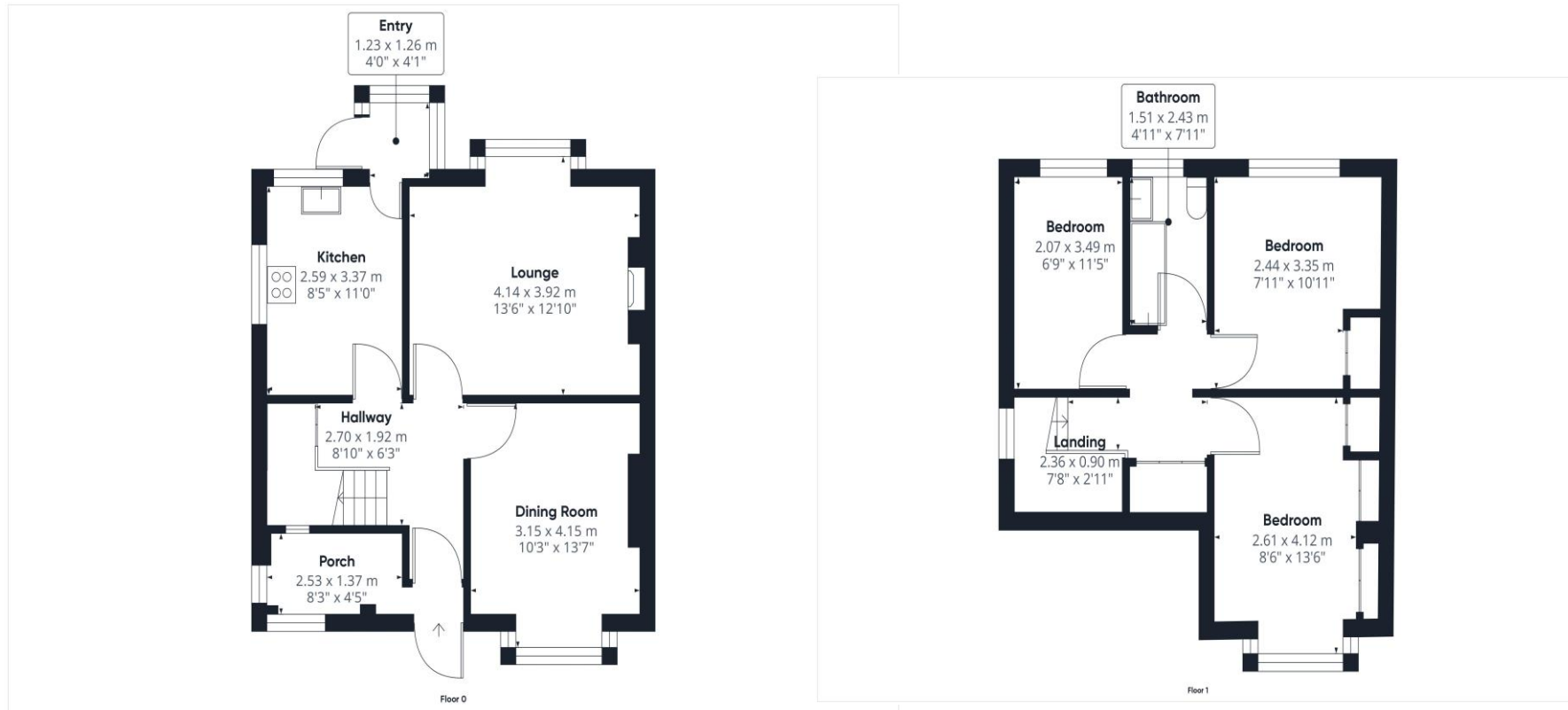
Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band D





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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