

**TG**

SALES & LETTINGS



Tuffley Avenue, , Gloucester  
Gloucestershire GL1 5LX

**£450,000**

- Four Bedrooms
- Tastefully restored
- Stunning Kitchen
- No Onward Chain
- Dining Room
- Separate Lounge
- Garage With Rear Access
- Enclosed Garden

The property,  
\*NO ONWARD CHAIN\*

TG Sales is delighted to offer this beautifully renovated four-bedroom Victorian townhouse on the sought-after, tree-lined Tuffley Avenue in Gloucester. With no onward chain, it's ready for you to move straight in. Spread over three floors, this spacious home blends classic charm with modern style. The front offers driveway parking, and there's a garage at the back with access from Newark Road. Upon entering, you are welcomed by a charming entrance hall with the original tiled flooring and a staircase leading to the upper floors. To the right, the main lounge boasts a bay window and an original fireplace. To the left, the dining room features another impressive fireplace and leads to the heart of the home: a newly fitted contemporary kitchen. This kitchen is equipped with oak worktops, Belfast sink, double oven, an induction hob, dishwasher, fridge freezer, and a breakfast island for family dining. French doors open onto the garden, which includes a patio perfect for alfresco dining. The ground floor also features a utility room complete with a WC. Upstairs, the first floor has two large double bedrooms. One comes with a newly fitted en-suite shower room, and there's also a gorgeous four-piece family bathroom with a roll-top bath and walk-in shower. The top floor offers two more double bedrooms, both with original fireplaces. Outside, the front provides off-road parking for several cars, with the entrance door positioned at the side of the property. The rear garden is primarily laid to lawn, featuring mature shrubs, timber fencing, and access to a large garage at the rear, this has access via a driveway from Newark road, which could be easily converted into a office or similar subject to planning permission. Additional benefits of this property include gas central heating, double glazing, new flooring, and recent rewiring and decoration, making this a turnkey home. Offered with NO ONWARD CHAIN



### **Situation**

A popular suburb of the Historic City of Gloucester with a mix of period properties, Tuffley Avenue is ideally placed for local amenities including both primary and secondary schooling. A short distance away is Gloucester Quays, where you will find a range of shops, restaurants, bars and cinema. Also within easy walking distance, the city centre is home to the Cathedral and various listed buildings along side main stream shops. Transport networks linking us to Bristol and Birmingham, including public transport to Cheltenham can also be easily accessed.

**SATNAV postcode GL1 5LX**

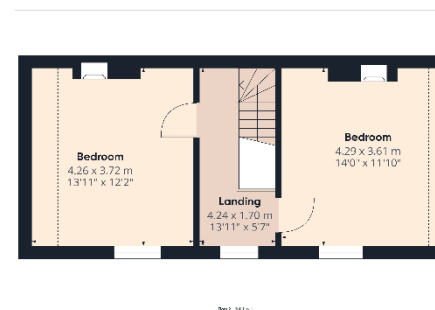
### **Tenure Freehold**

**Local Authority** Gloucester

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

**Council tax band C**





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