



**Whaddon Way, Tuffley, Gloucester**

Freehold

**Offers In Excess Of £290,000**

**16 Whaddon Way, Tuffley, Gloucester,  
Gloucestershire, GL4 0QD**

**OIEO £290,000**

Freehold. Council Tax Band C



**3 Bedrooms**



**2 Bathrooms**



**2 Receptions**

### Features

- \*Gas Central Heating
- \* Kitchen/Diner
- \*Sought After Location
- \*Private Enclosed Rear Garden
- \*Upvc Double Glazing
- \* Beautifully Presented
- \*Garage & Parking For Three Cars
- \* Energy Rating D

### Michael Tuck Estate and Letting Agents

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### The Property

Beautifully Presented Three Bedroom Link-Detached Home Situated Within A Quiet Close In Tuffley, Gloucester.

The accommodation on the ground floor comprises of; Entrance hall, cloakroom, living room & kitchen/diner.

On the top floor we have; Three good sized bedrooms & family bathroom.

Further benefits include; Gas central heating, upvc double glazing, a lovely private enclosed rear garden, a garage and parking for three cars!

Property for sale through Michael Tuck Estate Agents. Approximate potential rental value of £1500pcm, please contact Michael Tuck Lettings in Gloucester for more details

Call us today to arrange your viewing on 01452 543200.

### Entrance Hall

### Cloakroom

**Living Room** 16' 3" x 15' 2" (4.95m x 4.62m)

**Kitchen/Diner** 16' 4" x 8' 9" (4.97m x 2.66m)

### Landing

**Bedroom 1** 14' 4" x 8' 10" (4.37m x 2.69m)

**Bedroom 2** 9' 10" x 9' 8" (2.99m x 2.94m)

**Bedroom 3** 11' 5" x 7' 2" (3.48m x 2.18m)

**Bathroom** 6' 5" x 6' 1" (1.95m x 1.85m)

### Garage & Parking For Three Cars

### Additional Information

Additional Information provided by vendor:

Utilities

- Electricity – mains
- Gas – mains
- Water – mains
- Sewerage – mains
- Broadband – fibre to premises









**Approximate total area<sup>m</sup>**  
775.48 ft<sup>2</sup>  
72.04 m<sup>2</sup>

**Reduced headroom**  
15 ft<sup>2</sup>  
1.39 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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