



Nutley Avenue, Tuffley, Gloucester

Freehold

£225,000

**12 Nutley Avenue, Tuffley, Gloucester,
Gloucestershire, GL4 0QP**

£225,000

Freehold. Council Tax Band B



2 Bedrooms



1 Bathrooms



2 Receptions

Features

*Extended Terraced House * Two Bedrooms
*Upstairs Bathroom *Lounge & Kitchen Diner
*New Worcester Combination Boiler as of
22/07/24 * Well Presented throughout
*UPVC Double Glazing & Gas Radiator Central
Heating * Energy Rating D66
*Rear Garden & Driveway Parking for Two
Vehicles *

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The Property

An EXTENDED Two Bedroom Terraced House with
BRAND NEW BOILER, c.21ft Kitchen Diner and OFF
ROAD PARKING to front.

Accommodation comprises of Entrance Hall,
Lounge and Kitchen Diner.

Upstairs are TWO Bedrooms and a Family
Bathroom

Further benefits include a NEW "Worcester"
Boiler only fitted on 22/7/24 and UPVC Double
Glazing throughout.

Externally the property benefits from a Rear
Garden with SHED and OFF Road Parking to the
front.

First Time Buy properties of this standard and size
are rarely available so an appointment to view
comes HIGHLY Recommended

Call 01452 543200 To View

Entrance Hall

Living Room 14' 0" x 11' 0" (4.26m x 3.35m)

Extended Kitchen Diner 21' 0" x 12' 4" (6.40m x
3.76m)

First Floor Landing

Bedroom One 11' 1" x 9' 0" (3.38m x 2.74m)

Bedroom Two 11' 0" x 8' 6" (3.35m x 2.59m)

Family Bathroom 7' 0" x 5' 3" (2.13m x 1.60m)

Additional Information

Water - Mains

Sewerage - Main

Gas - Mains

Electric - Mains

Broadband - Fibre to premises









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