



Tuffley Crescent, Gloucester

Offers in Excess of £350,000

**52 Tuffley Crescent, Gloucester,
Gloucestershire, GL1 5NE**

Offers in Excess of £350,000

Freehold Council Tax Band D



4 Bedrooms



3 Bathrooms



2 Receptions

Features

- *Semi Detached House
- * Four Bedrooms
- *Downstairs WC & En-Suite To Master Bedroom
- *"L" Shaped Lounge Diner & Kitchen/Breakfast Room
- *Family Bathroom
- * UPVC Double Glazing & Gas Radiator Central Heating
- *Garage & Driveway
- * Energy Rating B85
- *Corner Plot Garden

Michael Tuck Estate and Letting Agents

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The Property

We are delighted to bring to the market a FOUR Bedroom Semi Detached with EN-SUITE and GARAGE with driveway.

Built by Matthew Homes to the "Percy Design" and located on the edge of the popular Earls Park Development, the property would make an ideal growing Family Home.

Accommodation briefly comprises of Entrance Hall, Cloakroom, "L" Shaped Lounge Diner, Kitchen/Breakfast Room, FOUR BEDROOMS, En-Suite To Master and a family bathroom.

Further benefits include UPVC Double Glazing, Gas Radiator Central Heating and High ceilings to the first floor which provide an even greater feeling of space.

Externally is a CORNER PLOT Garden with gated access to the rear to DRIVEWAY & GARAGE

Property for sale through Michael Tuck Estate Agents.

Approximate rental value of £1500pcm, please contact Michael Tuck Lettings in Gloucester for more details

Call 01452 543200 To View

Hallway 17' 6" x 4' 4" (5.33m x 1.32m)

WC 7' 7" x 3' 2" (2.31m x 0.96m)

Kitchen/Breakfast Room 17' 7" x 9' 10" (5.36m x 2.99m)

Living Room 20' 3" x 10' 9" (6.17m x 3.27m)

Dining Room 9' 11" x 7' 4" (3.02m x 2.23m)

Landing 9' 8" x 4' 9" (2.94m x 1.45m)

Master Bedroom 12' 5" x 10' 9" (3.78m x 3.27m)

Bedroom Two 11' 1" x 9' 1" (3.38m x 2.77m)

En-suite 6' 10" x 5' 9" (2.08m x 1.75m)

Bedroom Three 10' 0" x 7' 2" (3.05m x 2.18m)

Bedroom Four 8' 9" x 7' 8" (2.66m x 2.34m)

Bathroom 8' 2" x 6' 11" (2.49m x 2.11m)

Additional Information

Gas & Electricity – Mains; Water-Mains; Sewerage-Mains

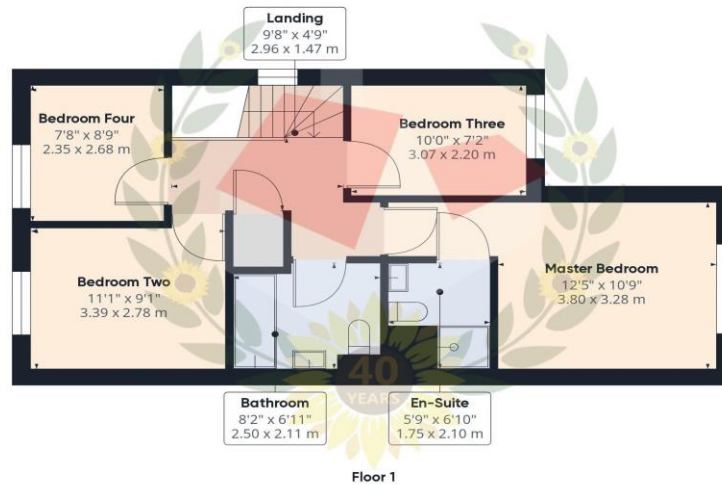
Agents Note:

Vendor of property is an employee of our recommended Financial Advisors Warren & Co









Approximate total area⁽¹⁾
1178.86 ft²
109.52 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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The position and size of doors, windows, appliances, and other features are approximate only.
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