



Tuffley Avenue, Linden, Gloucester

**Offers in Excess of £245,000**



**36 Tuffley Avenue, Linden, Gloucester,  
Gloucestershire, GL1 5LX**

## Offers in Excess of £245,000

Freehold / Council Tax Band B



**2 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \*No Onward Chain \* Upstairs Four Piece Bathroom
- \*Lounge Open to Dining Room \*Extended Kitchen/Breakfast Room
- \*Two Double Bedrooms \* UPVC Double Glazing and Gas Radiator Central Heating
- \*Off Road Parking Space to Rear \* Energy Rating TBC
- \*Front & Rear Gardens \*

### Michael Tuck Estate and Letting Agents

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### The Property

We are delighted to bring to the market a Bay Window Terraced house with FOUR PIECE UPSTAIRS BATHROOM and OFF ROAD PARKING SPACE to rear.

Accommodation comprises of Entrance Hall, Lounge Open to Dining Room, EXTENDED Kitchen/Breakfast Room, Two DOUBLE Bedrooms and a Four Piece Bathroom.

Further benefits include UPVC Double Glazing, Gas Radiator Central Heating, Front & Rear Gardens and is available with NO ONWARD CHAIN!

In our opinion this is a well presented property throughout so highly recommend an internal viewing to appreciate

Call 01452 543200 To View

**Entrance Hall** 13' 4" x 3' 2" (4.06m x 0.96m)

**Living Room** 11' 0" x 10' 5" (3.35m x 3.17m)

**Dining Room** 12' 3" x 10' 9" (3.73m x 3.27m)

**Kitchen/Breakfast Room** 22' 0" x 7' 9" (6.70m x 2.36m)

**First Floor Landing** 12' 6" x 5' 4" (3.81m x 1.62m)

**Master Bedroom** 14' 1" x 11' 2" (4.29m x 3.40m)

**Bedroom Two** 16' 10" x 8' 0" (5.13m x 2.44m)

**Bathroom** 12' 4" x 8' 1" (3.76m x 2.46m)

### Outside

Front & Rear Gardens and Off Road Parking Space

### Additional Information

Gas & Electric - Mains

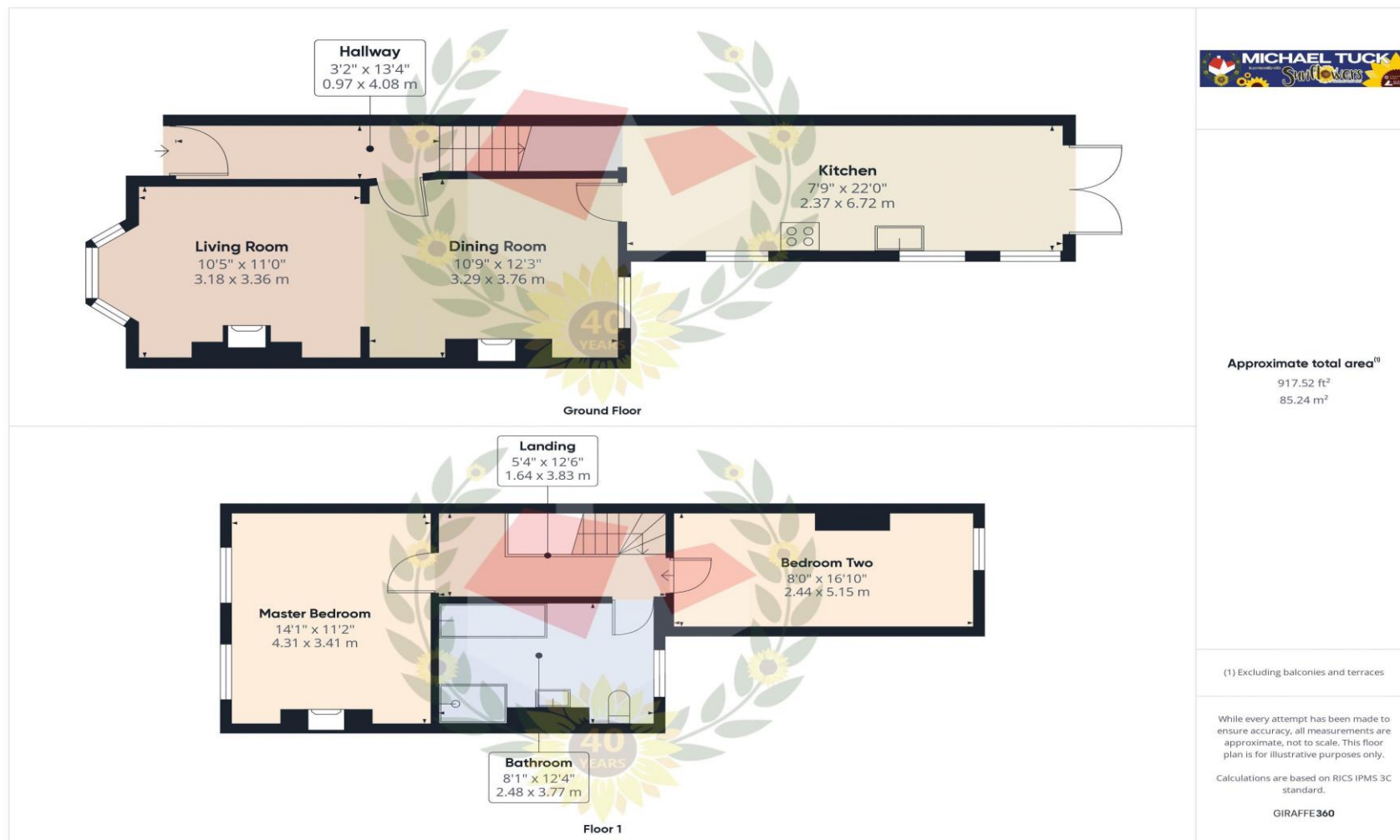
Water & Sewerage - Mains











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