



 **41 Thoresby Avenue, Tuffley**

Gloucester

Offers Over **£200,000**

41 Thoresby Avenue

Tuffley, Gloucester

Two Double Bedroom Mid-Terraced Home Located On Thoresby Avenue, Tuffley!

Accommodation to the ground floor comprises of an Entrance hall, lounge & spacious kitchen/diner.

The First Floor comprises of Two DOUBLE Bedrooms and Family Bathroom.

Additional Incentives include good sized front & rear gardens, upvc double glazing, gas central heating & a driveway.

Property for sale through Michael Tuck Estate Agents. Rental value of £1000pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200!

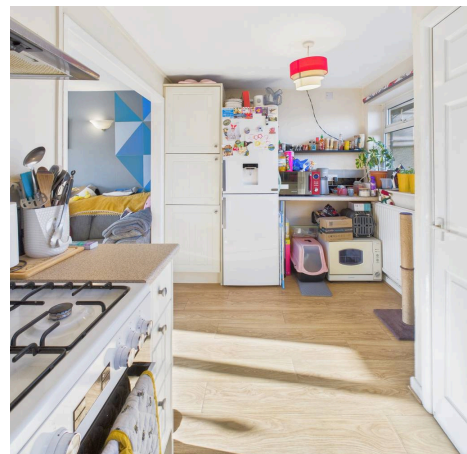
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ideal First Time Buy
- Kitchen/Diner
- Two Double Bedrooms
- One Parking Space
- Private Enclosed Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- Energy Rating C



Hallway

3' 11" x 2' 11" (1.20m x 0.90m)

Living Room

13' 9" x 9' 7" (4.19m x 2.93m)

Kitchen/Diner

14' 1" x 7' 10" (4.30m x 2.39m)

Landing

7' 0" x 4' 1" (2.13m x 1.24m)

Bedroom One

10' 10" x 9' 9" (3.31m x 2.97m)

Bedroom Two

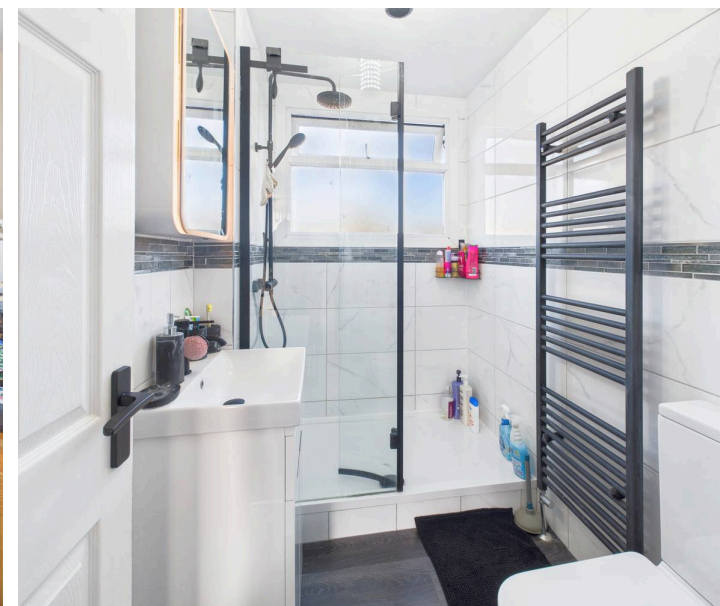
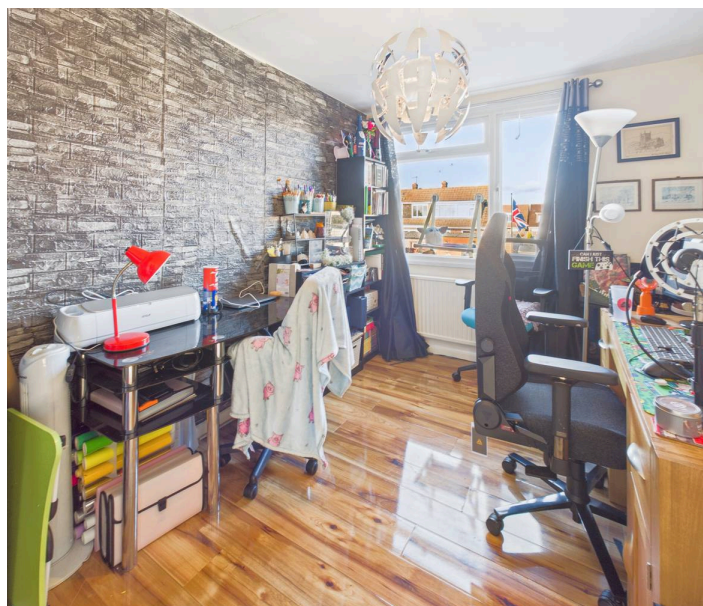
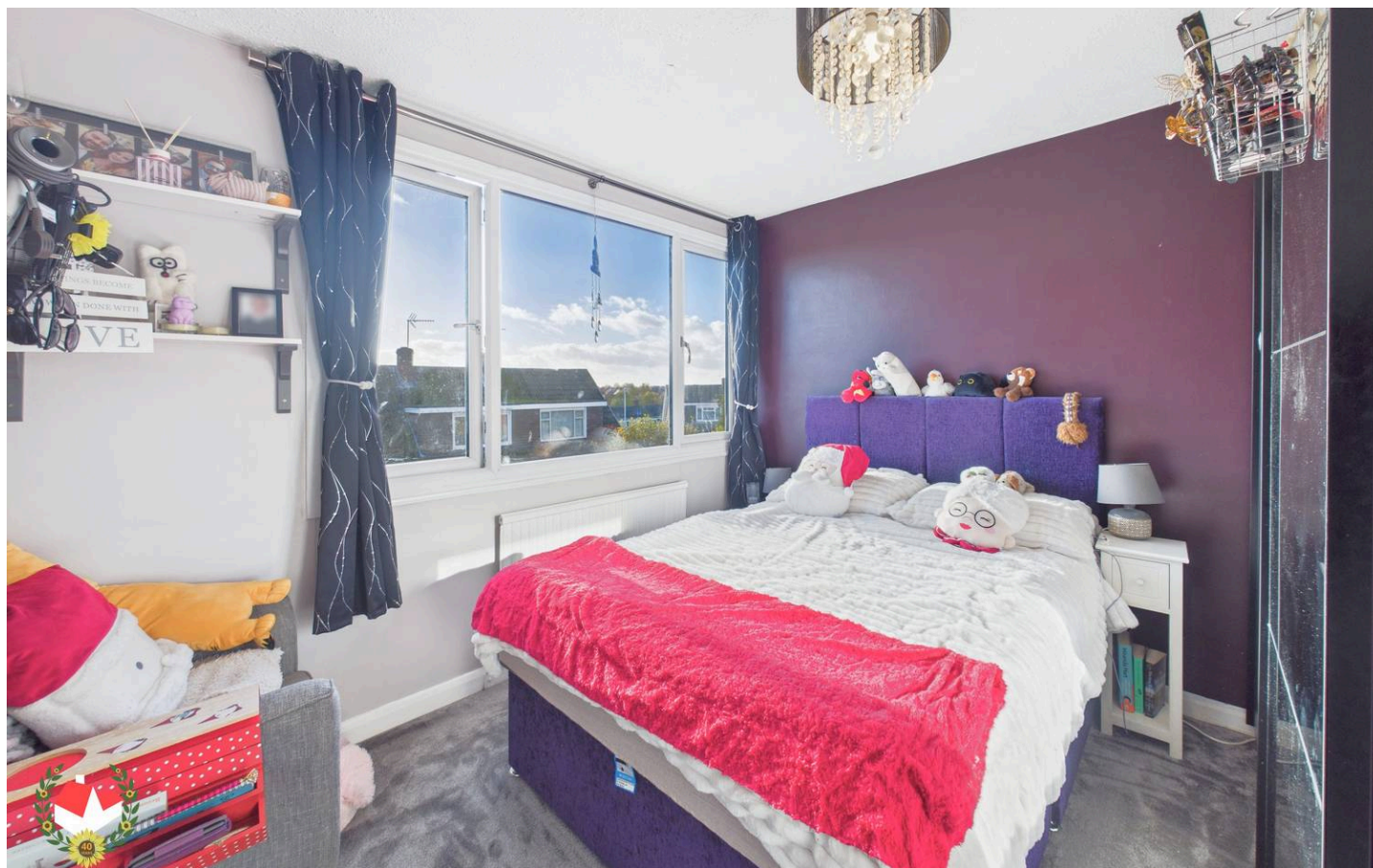
11' 9" x 8' 10" (3.57m x 2.70m)

Shower Room

7' 3" x 4' 11" (2.20m x 1.49m)

Additional Information

• Electricity – mains • Gas – mains • Water – mains •
Sewerage – mains • Broadband – fibre to the cabinet





Ground Floor



Floor 1

Approximate total area⁽¹⁾

576 ft²

53.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



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