



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



49 Tuffley Crescent, Gloucester, GL1 5ND

£367,500

This BRAND NEW Three double bedroom family home is 1200 sq ft approx.) it has just been completed and ready to move into!

Benefits include underfloor heating, oak flooring car charging point, high spec kitchen with stylish granite work surfaces , bi-fold doors and built in wardrobes in all bedrooms. Situated close to Gloucester Quays and the City Centre ***CHAIN FREE***

Porch

Lounge 23'6 x 12'11 (7.16m x 3.94m)

WC

Kitchen/Dining Family Room 21'7 x 13'7
(6.58m x 4.14m)

Bedroom 1 13'2 x 11'1 (4.01m x 3.38m)

Bedroom 2 13'7 x 10'7 (4.14m x 3.23m)

Bedroom 3 10'0 x 9'10 (3.05m x 3.00m)

Bathroom

OUTSIDE

The stylish resin bound driveway provides ample OFF ROAD parking.

The rear garden is all enclosed being mainly laid to lawn.

Services

Mains drainage and gas underfloor heating (downstairs)

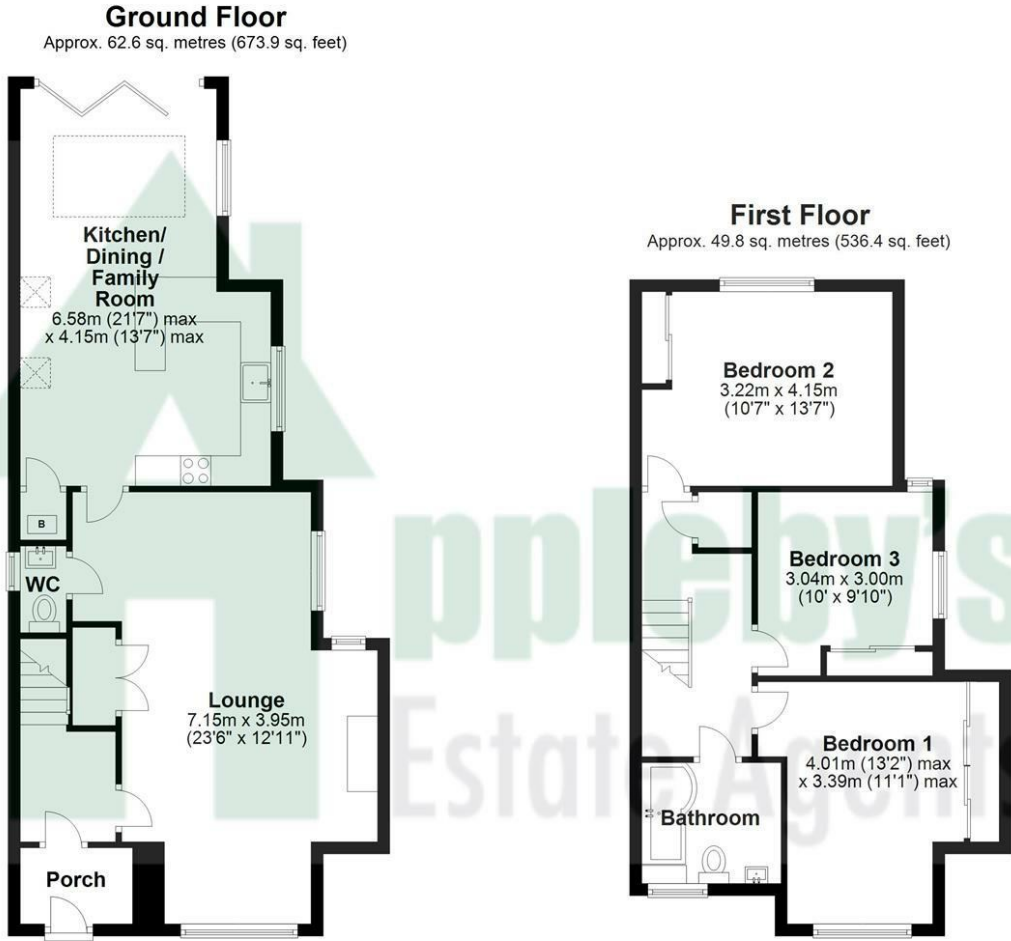
car charging point

Gloucester City Council tax band TBC

Tenure

Freehold

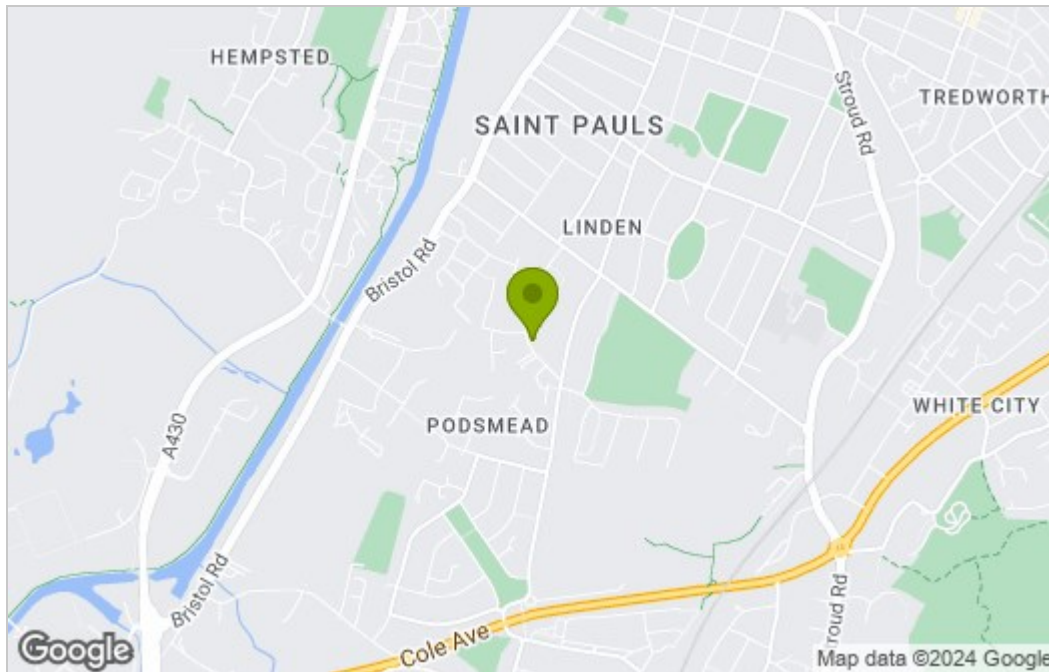
Floor Plan



Total area: approx. 112.4 sq. metres (1210.3 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive		

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