



154 Tuffley Avenue, Gloucester, GL1 5NS

£400,000

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

Welcome to Tuffley Avenue, Gloucester - a charming location that could be the perfect setting for your new home! This detached house boasts three bedrooms, two reception rooms, and two bathrooms, all spread across a generous plot.

One of the standout features of this property is the ample parking space available for at least four vehicles, ensuring convenience for you and your guests. Situated close to local amenities, playing fields, and transport routes, this home not only offers comfort but also accessibility to the local area.

With no onward chain, the process of making this property your own is made even smoother. While the house may require some modernisation, this presents a fantastic opportunity for you to put your personal touch on the space and truly make it your own.

Don't miss out on the chance to create your dream home in this desirable location. Contact us today to arrange a viewing and take the first step towards making this property your own!

### Agents Note.

Freehold.

EPC Rating: TBC


Gloucester City Council Band: D - £2,145 per annum.

Mains Gas, Electric and Water are believed to be connected.

Fibre Broadband is available in the area.

- Three Bedrooms
- Detached Home
- Requires Some Modernisation
- Single Garage
- Located Near Playing Fields, Local Amenities, Good Transport Routes
- Off Road Parking For At Least Four Vehicles
- Generous Plot Available
- Spacious Garden: Perfect For Outdoor Living, Gardening, Or Entertainment
- EPC Rating: TBC
- Council Tax Band: D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









Floor 0

Approximate total area<sup>(1)</sup>  
1069.3 ft<sup>2</sup>



Floor 1

(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.

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