



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **168 Tuffley Lane, Tuffley**
Gloucester

Guide Price **£310,000**

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Tuffley, Gloucester

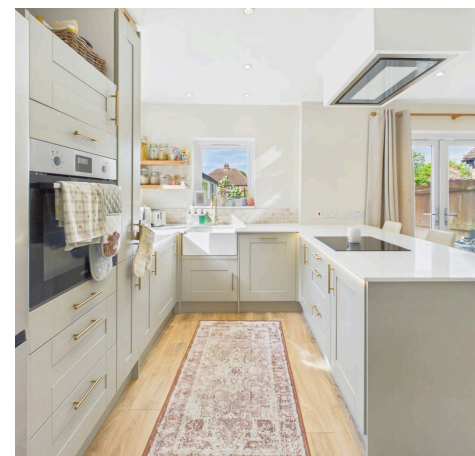
Presented to the market with NO ONWARD CHAIN, this IMMACULATE THREE BEDROOM SEMI-DETACHED HOUSE offers a superb OPEN PLAN LIVING SPACE, perfect for modern family living.

The spacious accommodation comprises a welcoming entrance hall leading to a bright lounge area, seamlessly flowing into a contemporary kitchen and dining space. Upstairs, you will find THREE WELL-PROPORTIONED BEDROOMS, all beautifully presented, and a modern family bathroom. This property is move-in ready, making it an ideal choice for first-time buyers or those seeking a hassle-free purchase. Located within CLOSE PROXIMITY TO AMENITIES, schools, and transport links, this home combines convenience with comfortable living. Off road parking is provided to the front of the property for added practicality.

The LARGE PRIVATE REAR GARDEN is a standout feature, offering an expansive lawn area bordered by mature shrubs and fencing, providing a safe and secluded space for children to play or for entertaining guests. There is ample room for outdoor furniture, a summerhouse, or even further landscaping to suit your needs. The front of the property benefits from a driveway with OFF ROAD PARKING for multiple vehicles.

For further details or to arrange an immediate viewing, contact Michael Tuck Estate Agents today on 01452 543200. Early viewing is highly recommended.

Council Tax band: B



Hallway

13' 9" x 4' 8" (4.18m x 1.43m)

Living Room

12' 4" x 10' 2" (3.76m x 3.09m)

Kitchen/Diner

18' 0" x 13' 3" (5.48m x 4.04m)

Landing

5' 11" x 2' 9" (1.80m x 0.85m)

Bedroom One

13' 5" x 10' 4" (4.08m x 3.14m)

Bedroom Two

11' 8" x 10' 0" (3.55m x 3.04m)

Bedroom Three

10' 3" x 6' 10" (3.13m x 2.09m)

Bathroom

7' 2" x 5' 9" (2.19m x 1.76m)





Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

920 ft²

85.5 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



Ground Floor Building 2



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