



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS

**5 Ruardean Drive, Tuffley**

Gloucester

Offers Over **£290,000**



# 5 Ruardean Drive

Tuffley, Gloucester

Well Presented And Versatile Three/Four DOUBLE Bedroom Three Storey Townhouse Offering Spacious And Flexible Living Accommodation Suited To Families Of All Sizes.

Further benefits include gas central heating, UPVC double glazing, a large enclosed rear garden, single garage and two off-road parking spaces & an EV charging point.

The flexible layout makes this an ideal home for growing families, those working from home, or anyone seeking adaptable accommodation across three floors.

Council Tax band: C

Tenure: Freehold

- Open Plan Kitchen/Living Area
- Three/Four DOUBLE Bedrooms
- En-Suite To Bedroom One
- Large Enclosed Rear Garden
- EV Charging Point
- Single Garage & Off Road Parking For Two Cars
- Set Over Three Floors
- Upvc Double Glazing
- Gas Central Heating
- Energy Rating TBC





### Entrance Hall

### W.C

4' 10" x 4' 3" (1.48m x 1.29m)

### Kitchen/Living Area

26' 3" x 12' 6" (8.01m x 3.81m)

### Living Room/ Bedroom

13' 9" x 12' 6" (4.20m x 3.80m)

### Bedroom Three

9' 2" x 8' 4" (2.80m x 2.53m)

### Bathroom

8' 1" x 5' 6" (2.47m x 1.67m)

### Bedroom Two

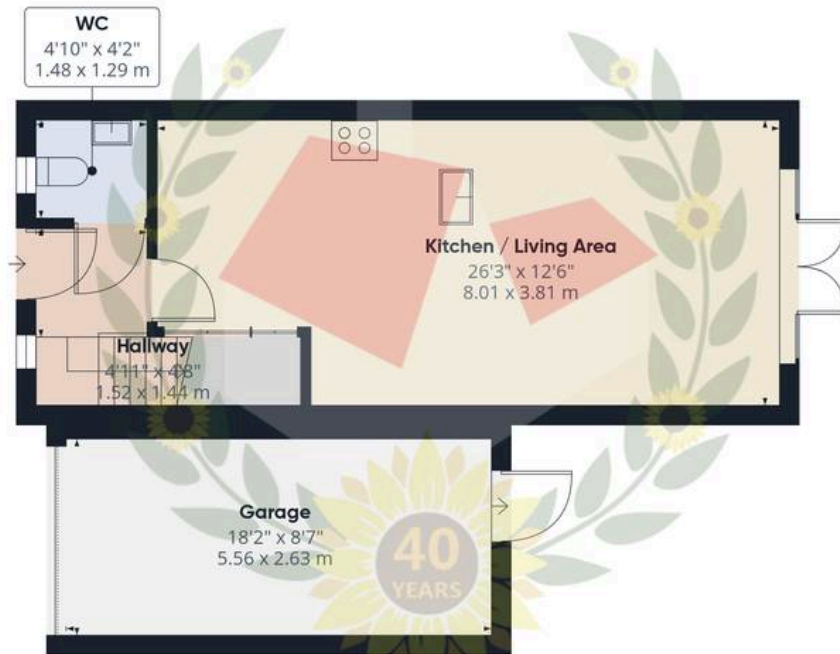
12' 6" x 8' 10" (3.81m x 2.68m)

### Bedroom One

13' 9" x 10' 3" (4.20m x 3.13m)

### En-Suite





Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1245 ft<sup>2</sup>

115.8 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>

0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360





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