



## 148 Tuffley Avenue , Gloucester, GL1 5NS

**£599,000**



Murdock & Wasley Estate Agents are delighted to present to the market this substantial five double bedroom extended Edwardian home, offered for sale with no onward chain. Set over three floors, the property provides generous and flexible living accommodation, making it an ideal purchase for families seeking space and character.

The property has been well cared for and improved over time, whilst retaining a range of attractive period features such as high ceilings, panelled doors, and original fireplaces, creating a perfect blend of character and practicality. Externally, the home benefits from a large rear garden, offering excellent outdoor space for families and entertaining.

A standout feature of the property is the detached one bedroom annexe located to the rear of the garden, benefiting from its own private entrance. This provides excellent potential for multi-generational living, as well as offering flexibility for guest accommodation or a potential rental opportunity.



**Porch**

Accessed via front door, tiled flooring, front aspect windows. Door leads off:

**Entrance Hall**

Power points, wall mounted radiator, engineered wood flooring, stairs to first flooring landing. Doors lead off:

**Cloakroom**

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, wall mounted heated towel rail, partly tiled walls, tiled flooring, front aspect frosted window.

**Lounge**

Power points, log burner with surround, parquet wood flooring, coving, ceiling rose, side aspect single glazed window, front aspect upvc double glazed bay window.

**Kitchen**

Range of base, wall and drawer mounted units, solid wood worksurfaces, Belfast sink unit with a mixer tap over. Appliance points, power points, Range cooker with extractor hood over, space for fridge, freezer integral dishwasher, breakfast bar with seating around. Glass decorative cabinets, wall mounted radiator, wooden flooring, side aspect upvc double glazed window, side aspect upvc double glazed french door leading to the garden.

**Dining Room**

Power points, wall mounted radiator, ornate traditional fireplace with surround, engineered wood flooring, space for dining table. Doors lead off:

**Family Room**

Television point, data point, power points, wall mounted radiators, solid wood flooring, inset ceiling spotlights, side aspect roof lights, side and rear aspect upvc double glazed windows, rear aspect upvc double glazed french door leading to the garden.

**First Floor Landing**

Power points, wall mounted radiator, door to under stairs storage, laminate flooring, stairs to second floor landing. Doors lead off:

**Bedroom One**

Power points, wall mounted radiator, built in wardrobes, solid wood flooring, front aspect upvc double glazed bay window.

**Shower Room**

Suite comprising low level wc, pedestal wash hand basin with mixer taps over, step in cubicle with shower over, tiled walls, wall mounted heated towel rail, tiled flooring, front aspect upvc double glazed window.

**Bedroom Three**

Power points, wall mounted radiator, built in wardrobes, laminate flooring, rear aspect upvc double glazed window.

**Bedroom Two**

Power points, wall mounted radiator, built in wardrobes, laminate flooring, inset ceiling spotlights, rear access upvc double glazed windows.

**Bathroom**

Suite comprising pedestal wash hand basin with mixer tap over, panelled bath with taps and shower off taps over, wall mounted heated towel rail, tiled walls, tiled flooring, side aspect upvc double glazed frosted window.

**Third Floor Landing**

Rear aspect roof light. Doors lead off:

**Bedroom Four**

Power points, wall mounted radiator, laminate flooring, inset ceiling spot lights, doors to eave space, rear aspect roof light, side aspect upvc double glazed window.

**Bedroom Five**

Power points, wall mounted radiator, door to eave storage, inset ceiling spotlights, rear aspect roof light.

**Outside**

To the front of the property the property a drive way laid to bloc paving provides parking for at least five vehicles whilst enclosed by a low level wooden fence.

To the side of the property a wooden gate provides access to the rear laid to wooden decking.

To the rear of the property a bloc paved patio lead down to a garden mainly laid to lawn boarded by mature shrubs and trees whilst enclosed by wooden fencing. A further wooden gate provides a secondary point of access .

**Annexe**

Of brick construction, Gas Central Heating & Aluminium Double Glazed Throughout.

**Kitchen / Living Area**

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Four ring gas hob, appliances fridge, freezer and washing machine, television point, power points, front aspect aluminium double glazed windows. Door leads off:

**Bedroom**

Power points, wall mounted radiator, tiled flooring, built in wardrobes, front aspect aluminium double glazed window.

**Bathroom**

Suite comprising low level wc, wall mounted sink with mixer tap over and storage below, double step in cubicle with shower over, wall mounted heated towel rail, tiled wall, tiled flooring, rear aspect roof light.

**Services**

Mains water, gas, electricity & drainage.

**Tenure**

Freehold

**Local Authority**

Gloucester City Council

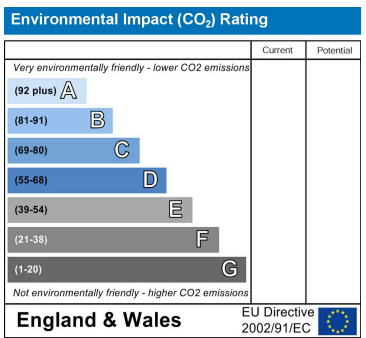
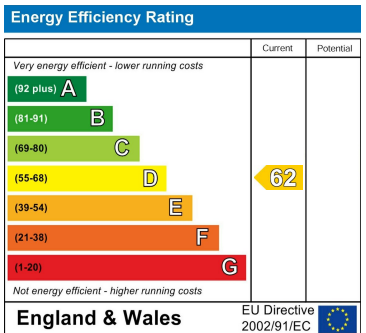
Tax Band: E

**Awaiting Vendor Approval**

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

**Agent Note**

- We are advised that the property previously suffered from subsidence with remedial works undertaken under prior ownership. This was inspected by a structural engineer in 1999 and was deemed structurally sound.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

