



Tuffley Avenue, Gloucester GL1 5LT
£355,000



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- Extended three bedroom semi-detached home
- Immaculately presented & refurbished throughout
- Stunning open plan kitchen & dining room
- Modern shower room with underfloor heating & additional en-suite
- Spacious well maintained rear garden with detached garage
- Driveway providing off-road parking for multiple vehicles
- EPC rating TBC
- Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

£355,000

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Entrance Hallway

Light and airy hallway, with window overlooking the side aspect and under floor heating, provides access to the kitchen and stairwell leading to the first floor accommodation.

Kitchen / Dining Room

The stunning open plan space provides a modern kitchen with additional space for a seating area creating the perfect room for entertaining. Central island provides breakfast bar for seating with integrated induction hob and convenient storage space. Additional worktop and storage space is provided throughout the kitchen with further integrated appliances to include microwave, double ovens, washing machine and dishwasher. Plenty of natural light stream into the room via the windows overlooking the side and rear aspects, velux window above and via the French doors providing access to the rear garden whilst an internal set of double doors open to the separate living room. Access to a built-in storage cupboard located beneath the stairwell is also provided.

Living Room

Cosy living space with bay window overlooking the front aspect.

Landing

Spacious landing area, with window overlooking the side aspect, provides access to all three bedrooms, shower room and to the loft above.

Bedroom One

Double bedroom with bay window overlooking the front aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect and access provided to an en-suite.

En-Suite

White suite shower room comprises w.c., wash hand basin and shower cubicle.

Bedroom Three

Bedroom with window overlooking the front aspect.

Shower Room

Recently refurbished by the presents owners, the modern shower room provides

walk-in shower area with rain head shower above, heated towel rail, w.c., wash hand basin and two windows with frosted glass overlooking the side aspect. Underfloor heating is also provided in the room.

Outside

To the rear, the property boasts a large enclosed landscaped garden. Patio area, adjacent to the house, allows for an ideal seating area perfect for entertaining and alfresco dining throughout the summer months. In turn this leads on to a large lawned area with trees and planting helping to create a private space with additional raised seating area to the rear allowing owners to enjoy the sun all day long. Detached garage benefits from power and lighting creating an ideal workshop space. Gated side access leads to the driveway at the front providing off-road parking for approximately three vehicles.

Location

A popular suburb of the Historic City of Gloucester with a mix of period properties, Tuffley Avenue is ideally placed for local amenities including both primary and secondary schooling as well as many top grammar schools. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the Cathedral and various listed buildings throughout. With countryside surrounding the city centre to include Robinswood Hill Country Park alongside access to various transportation links.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

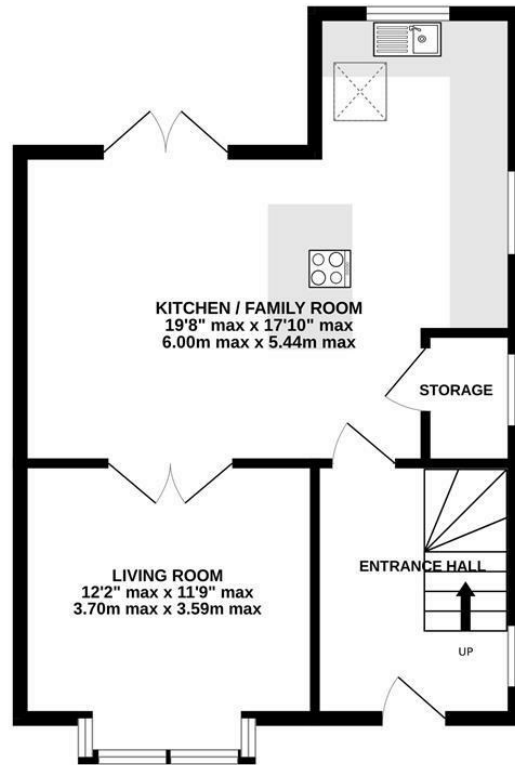
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps download speed.

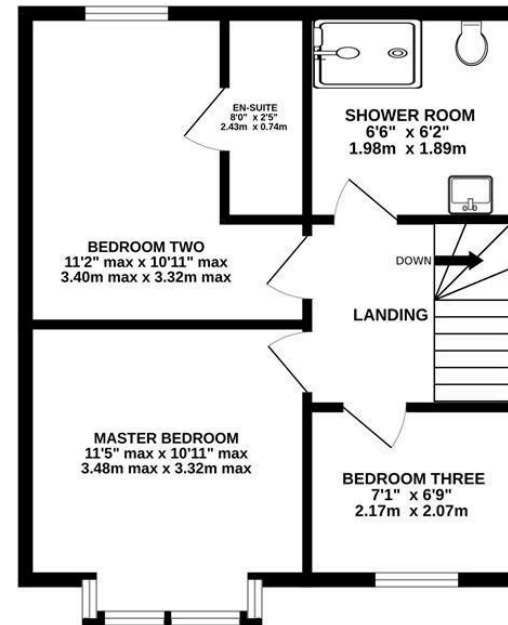
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
192 (100)	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



