



**Tuffley Avenue, Gloucester GL1 5NS**

**£599,950**





## Tuffley Avenue, Gloucester GL1 5NS

- No onward chain
- Five double bedroom characterful & charming family home
- Generous & flexible extended living accommodation
- Private & enclosed rear garden
- Annexe providing an additional one bedroom dwelling with own individual access
- Driveway providing off-road parking for multiple vehicles
- Situated on the popular tree lined road of Tuffley Avenue
- EPC rating D62
- Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026

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

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### Entrance Porch

Conveniently sized porch provides suitable space for shoes, coats and such like before leading through to the main entrance hall.

### Hallway

The spacious hallway offers a wealth of original character features which continue throughout the property. Access is provided to the living room, dining room, kitchen, downstairs w.c and stairwell leading to the first floor of the property.

### Living Room

The generous sized living room benefits from well maintained Parquet wood flooring and log burner helping to create a cosy feel to the room. Window with stain glass feature overlooks the side with large bay window overlooking the front aspect of the property.

### Kitchen

Beautifully presented kitchen boasts solid oak worktops with ample storage above and below with integrated dishwasher and

washing machine. Convenient space is provided for further free standing appliances including a range cooker. Breakfast bar provides a suitable seating area. Window overlooks the side aspect whilst a set of French doors provide access to the decking to the side of the property.

### Dining Room

Central within the room, the generous sized dining room provides the ideal setting for entertaining whilst opening through to the family room to the rear.

### Family Room

Created by the present owners, the family room allows an abundance of natural light streaming into the room via the many windows overlooking the rear garden and velux windows above. French doors provide further access to the rear garden itself.

### Downstairs W.C

White suite cloakroom comprises w.c, wash hand basin, built-in storage cupboards and window with frosted glass overlooking the entrance porch.



## Landing

Gallery style landing provides access to three bedrooms, family bathroom, shower room, two built-in storage cupboards and to a second stairwell leading to the second floor accommodation.

## Bedroom One

Double bedroom with built-in wardrobes and large bay window overlooking the front aspect.

## Bedroom Two

Double bedroom with built-in wardrobe and two windows overlooking the rear aspect.

## Bedroom Three

Double bedroom with built-in wardrobe and window overlooking the rear aspect.

## Bathroom

Family bathroom comprises wash hand basin, bath with shower attachment over, built-in storage cupboard and window with frosted glass overlooking the side aspect.

## Shower Room

White suite shower room comprises w.c, wash hand basin, shower cubicle and window with frosted glass overlooking the front aspect.

## Second Floor Landing

Landing area, with velux window above, provides access to two further bedrooms.

## Bedroom Four

Double bedroom with built-in storage space within the eaves, window overlooking the rear aspect and velux window to the rear.

## Bedroom Five

Double bedroom with built-in storage within the eaves and velux window overlooking the rear aspect.

## Annexe

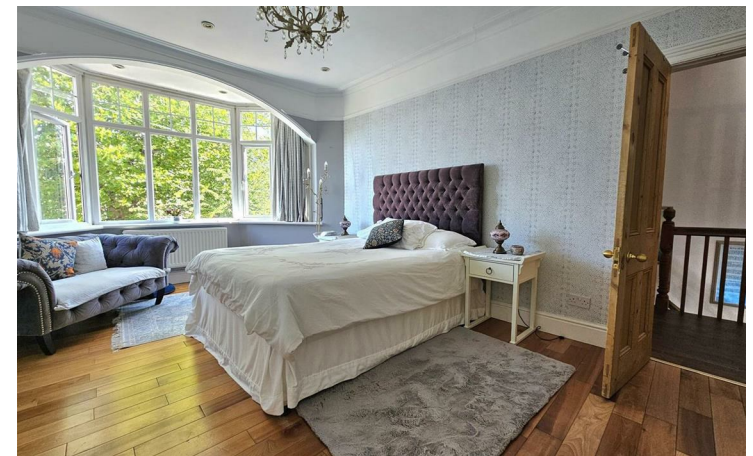
Located to the rear of the garden, the present owners have built a one bedroom annexe ideal for prospective buyers looking for multi generational living purposes or for an ideal home office space. The building comprises open plan kitchen and living area, double bedroom and shower room. The annexe is allows for it's own individual private entrance via the side gate from the garden itself.

## Outside

To the rear of the property, a beautifully maintained private rear garden is found. Patio area adjacent to the house is itself provides an ideal seating area perfect for entertaining guests and alfresco dining throughout the summer months. This leads onto a lawned area with planting to sides of the garden helping to create a peaceful setting. Gated access to the side of the home leads to the front of the property where the block paved driveway is found providing off-road parking for multiple 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. 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 E (£2,736.28 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

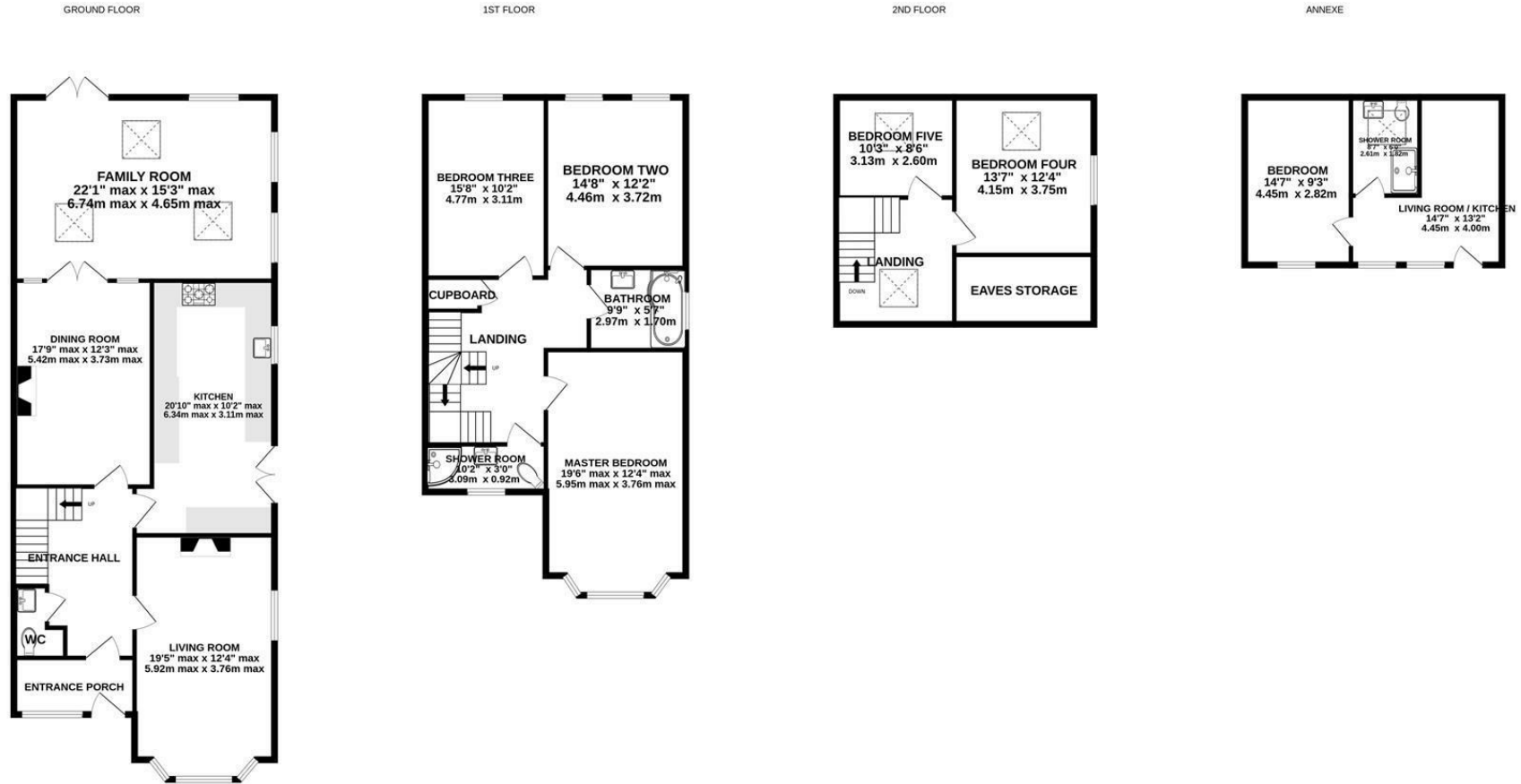
Heating: Gas central heating.

Broadband speed: Basic 5 Mbps, Superfast 37 Mbps, Ultrafast 1000 Mbps, Highest available download speed.

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







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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