



209 Tuffley Lane

Tuffley, Gloucester, GL4 0NY

£300,000



Murdock & Wasley Estate Agents are pleased to introduce this charming 1930s three-bedroom semi-detached house to the open market. Situated in a popular and convenient location, this property features a south-facing garden that extends over 140 feet and includes two off-road parking spaces.

We highly recommend scheduling an early viewing to fully appreciate everything this home has to offer.



Entrance Hall

Accessed via upvc double glazed door. Radiator, laminate flooring. Door to:

Snug 10'3" x 9'3" (3.14 x 2.84)

Tv points, power points, open fireplace, bespoke feature alcove, radiator, two front aspect upvc double glazed windows.

Family Room 13'6" x 11'8" (4.14 x 3.58)

Tv point, power points, radiator, laminate flooring, stairs to first floor landing, rear aspect upvc double glazed window overlooking the rear garden. Opening through to:

Kitchen/Diner 17'2" x 7'5" (5.24 x 2.28)

Range of base, wall and drawer mounted units, solid oak worktop, bespoke solid oak breakfast bar, Belfast sink with mixer tap over. Appliance points, power points, space for range cooker, fridge freezer and washing machine. Integral dishwasher, decorative lighting, inset ceiling spotlights, radiator, laminate flooring, rear aspect upvc double glazing, side aspect upvc double glazed French doors leading to the garden.

Landing

Access to loft space, airing cupboard housing gas fired combination boiler.

Bedroom 1 10'10" x 7'10" (3.32 x 2.40)

Bespoke built in wardrobes with shelving, hanging rails and space for Tv. Wooden wall panelling, power points, radiator, two front aspect upvc double glazed windows.

Bedroom 2 9'0" x 8'4" (2.75 x 2.55)

Power points, radiator, rear aspect upvc double glazed window.

Bedroom 3 7'6" x 8'8" (2.30 x 2.66)

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, vanity hand wash basin with storage beneath, low level wc, heated towel rail, partly tiled walls, vinyl flooring, wooden wall panelling, inset ceiling spotlights.

Outside

To the front of the property there is a gravelled driveway providing off road parking for two vehicles. A pathway provides side access leading to the rear garden via a wooden gate.

The rear garden is approximately 140ft in length. The garden has a hard standing space suitable for table and chairs which leads onto a flat lawned area. To the bottom of the garden there is panelled fencing which leads to a storage and burn area (could be perfect for a vegetable plot).

Tenure

Freehold

Services

Mains water, gas, electric, drainage

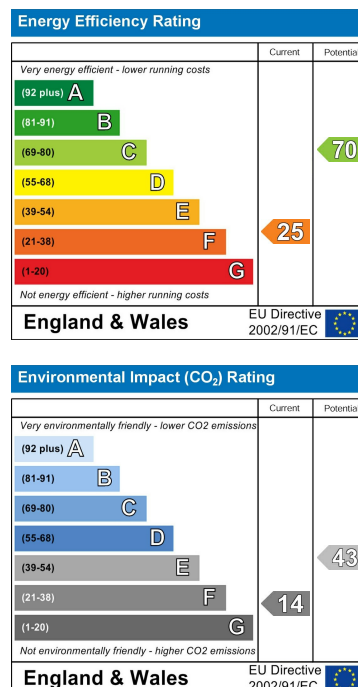
Local Authority

Gloucester County Council

Council Tax Band: B

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.



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.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ