



40 Tuffley Avenue

Gloucester, GL1 5LX

£450,000



This exquisite Victorian townhouse has been meticulously restored, blending historical charm with modern luxury to create a truly exceptional home. Thoughtfully renovated by the current owner, this property beautifully showcases original period features alongside stylish contemporary upgrades, offering the perfect balance of elegance and comfort.

In terms of the internal living accommodation we have: Entrance hallway, two reception rooms, open plan kitchen/diner, utility, four double bedrooms, en-suite & family bathroom. Outside to the rear we have an enclosed & private garden with off road parking for two to the front.



Entrance Hallway 11'11 x 5'7 (3.63m x 1.70m)

Approached via Upvc double glazed front door, ceramic floor tiles, stairs leading to first floor, doors to both reception rooms.

Lounge 14'10 x 11'0 (4.52m x 3.35m)

Upvc double glazed window to side & bay window to front, television point, radiator, power points, feature fire place.

Sitting Room 13'10 x 11'11 (4.22m x 3.63m)

Upvc double glazed windows to side, radiator, original floorboards, feature fire place, large under stairs storage cupboard. Opening through to:

Kitchen/Diner 18'2 x 13'6 (5.54m x 4.11m)

Upvc double glazed french doors to rear, skylight, eye & base level units with roll edge wooden work tops, breakfast bar with double oven & induction hob, built in microwave & fridge/freezer, partly tiled walls, laminate wood flooring, recessed down lights, power points. Door to:

Utility & Cloakroom 8'9 x 5'2 (2.67m x 1.57m)

Base level units with roll edge work tops, wall mounted combination boiler, sink/drain, low level wc, heated towel rail.

First Floor Landing

Two Upvc double glazed window to side, radiator, power points, stairs leading to second floor.

Bedroom 1 12'1 x 10'8 (3.68m x 3.25m)

Upvc double glazed window to rear, radiator, power points, door to:

En-Suite 7'9 x 5'7 (2.36m x 1.70m)

Upvc frosted double glazed window to side, shower cubicle,

low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights.

Bedroom 2 14'1 x 12'0 (4.29m x 3.66m)

Upvc double glazed windows to front & side, radiator, power points.

Bathroom 10'2 x 8'9 (3.10m x 2.67m)

Upvc frosted double glazed window to rear, four piece suite comprising of shower cubicle, freestanding bath, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Second Floor Landing

Upvc double glazed window to side, radiator, power points. Doors to bedrooms 3 & 4.

Bedroom 3 13'11 x 12'1 (4.24m x 3.68m)

Upvc double glazed window to side, radiator, power points.

Bedroom 4 14'0 x 11'8 (4.27m x 3.56m)

Upvc double glazed window to side, radiator, power points.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, cold water tap, gated side access.

Tenure

Freehold.

Services

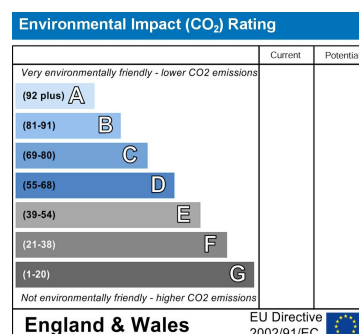
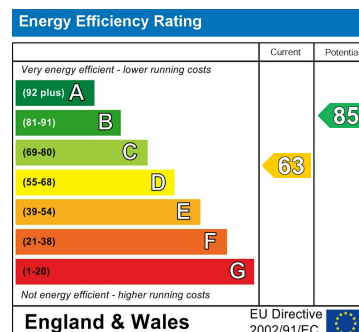
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

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.

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