



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE

A
ESTATE AGENT
— OF —
GLOUCESTERSHIRE



127 TUFFLEY LANE, TUFFLEY, GLOUCESTER, GL4 0PA

The Property

OFFERED TO THE MARKET WITH NO ONWARD CHAIN. This extended semi-detached home is set on a generous corner plot in the popular area of Tuffley, close to Randwick Park and well-regarded senior schools including Holmleigh Park High School, St Peter's High School, and The Crypt Grammar School. The property has been well cared for by the same family for over 80 years and offers bright, spacious accommodation across two floors.

Pedestrian access to the front leads across a lawned approach and pathway to the side entrance, while a private driveway at the rear provides ample parking and access to a detached double garage.

Door leads directly into the entrance hall, where a front window brings in natural light and stairs rise to the first floor, and doors to all rooms.

Door opens to the dining room with double glazed bay window to the front that floods the room with natural light and offers a view of the garden. A traditional fireplace (not in use) and picture rail adds to the character.

The sitting room provides a welcoming second reception perfect for family gatherings, whilst providing that cosy feel with a period fireplace and mantel and open fire inset. French doors flowing at ease into the garden room.

The garden room provides a wealth of space and natural light with window to side and French doors lead directly onto the sun terrace, creating indoor outdoor living, finished with laminate flooring. An ideal space for a busy family, play room, hobby room, teenage hide out or study.

Fitted kitchen of a galley style, well designed, with an under-stairs pantry, base and wall-mounted cabinets to either side with a good amount of work surface, complemented by tiled walls and flooring. A range cooker and slimline dishwasher with space for free-standing appliances, Sink perfectly positioned with window above providing garden views. A door opens into the utility and boot room, which provides further space for appliances, and handy storage, ideally after a muddy dog walk. Windows to the side, and a stable door opening to the garden.

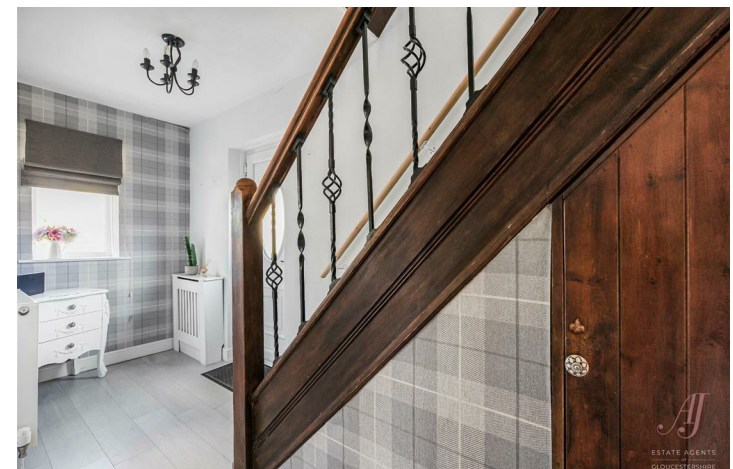
Stairs rises to the first floor to a bright landing with a window to the side, loft access, and doors to all rooms. Two double bedrooms provide excellent accommodation, with the front bedroom benefiting from a wide bay window and a built-in cupboard, while the rear bedroom enjoys distant views to Robinswood Hill, a built-in cupboard houses the combination boiler, believed to be around six years old. A third single bedroom to the front with space for a wardrobe and a single bed at ease. The family bathroom is fitted with a bath and shower over, a low flush WC, and a handwash basin with storage beneath, while a frosted window ensures both light and privacy.

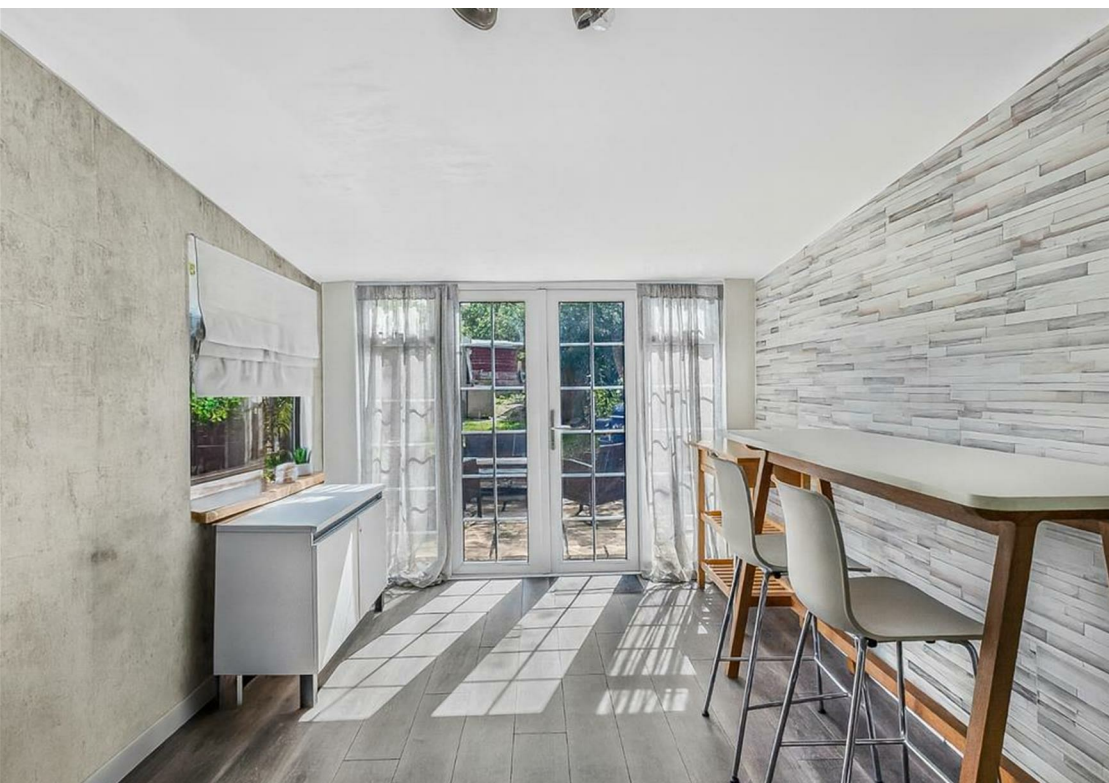
AGENTS NOTE

It is fair to say that part of the property is unfurnished and we have visually enhanced some rooms within the photography to benefit the property.

Stamp duty at £279,950

First time buyer £0, Moving home £3,997 Additional property £17,995





Outside

The property enjoys a generous corner plot with gardens wrapping around three sides, creating both privacy and versatility. To the front, the garden is enclosed by mature hedging and fencing. A pathway leads to the entrance door, with areas of lawn, chippings, and established shrubs adding greenery and low-maintenance appeal.

To the side a mature hedge with garden gate leading into a fantastic garden. An expanse of flat lawn enclosed by hedging and trees, providing a private and secure space ideal for families. A paved terrace extends directly from the garden room and offers an inviting setting for al fresco dining or entertaining. Pathways link the outdoor spaces together.

Practicality has also been well considered, with useful outside spaces to the side of the property. At the rear, a wide driveway provides ample off-road parking and leads to a detached double garage, ensuring plenty of space for vehicles as well as additional storage, with two further sheds to the rear.

Balancing charm with functionality, the gardens offer both attractive planting and generous open areas, making it perfectly suited for everyday family life and outdoor entertaining.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: GCC. Council Tax Band C and EPC rating D





ESTATE AGENT
GLOUCESTERSHIRE

Location

Tuffley is a suburb of Gloucester and is conveniently located to all local amenities. Tuffley is located close by to Robinswood Hill, a country park with 250 acres of walks and nature trails, as well as Painswick Beacon which is one of the highest points in the Cotswolds with fantastic far reaching views. Tuffley is perfectly located for Tuffley Primary School, St Peters High School and The Cyrpt Grammar School.

Further facilities include a convenience store, pharmacy and two local pubs. The nearest supermarket is approximately 5 minutes by car. The City of Gloucester and Gloucester Quays are a short distance away by car or bus. Tuffley offers easy access to the M5 North & South. Stroud is also approximately 15 minutes away by car and is easily accessed via the Stroud road. Tuffley benefits from being a short drive to both Gloucester and Stonehouse train station.

///being.sling.saving



Directions

The property is located on the south side of Gloucester from Junction 12 of the M5. From the M5, continue onto the B4008 to the island and take the 2nd exit onto A38. Follow this road passing ASDA on the right hand side and continue over the traffic lights to the next set of lights. Turn right onto Cole Avenue. Follow to a further set of traffic lights and turn right at the lights onto Epney Road. Follow this road to a mini roundabout and take the 1st exit on to Tuffley Lane. Follow the road and you will see on the right a turning for Randwick Road, the property is located immediately after this turning on the right hand side as denoted by our for sale board.///being.sling.saving



Approximate Gross Internal Area 1029 sq ft - 96 sq m
(Excluding Garage)

Ground Floor Area 603 sq ft - 56 sq m

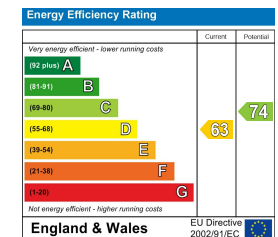
First Floor Area 426 sq ft - 40 sq m

Garage Area 310 sq ft - 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

AJ



01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.