



**56 Elderwood Way, Tuffley**  
Gloucester

**£180,000**



# 56 Elderwood Way

Tuffley, Gloucester

A THREE Bedroom End Terraced House in Need of Modernisation and available with NO ONWARD CHAIN.

Accommodation comprises of Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms and Family Bathroom

Situated on a traffic free walkway the property further benefits from UPVC Double Glazing, Gas Radiator Central Heating and Rear Garden with both side & rear access

Please Note there is no allocated parking with this property

Property for sale through Michael Tuck Estate Agents. Approximate potential rental value of £1000pcm , please contact Michael Tuck Lettings in Gloucester for more details.

- UPVC Double Glazing
- Dining Room & Kitchen
- End Terraced House
- No Onward Chain
- Lounge
- Three Bedrooms
- Family Bathroom
- Energy Rating E
- Gas Radiator Central Heating





**Entrance Porch**

Dimensions: 5' 9" x 2' 10" (1.75m x 0.86m).

**Entrance Hall**

Dimensions: 6' 7" x 5' 9" (2.01m x 1.75m).

**Lounge**

Dimensions: 15' 6" x 13' 9" (4.72m x 4.19m).

**Kitchen & Dining Room**

Dimensions: 16' 11" x 10' 2" (5.15m x 3.10m).

**First Floor Landing****Master Bedroom**

Dimensions: 13' 9" x 10' 1" (4.19m x 3.07m).

**Bedroom Two**

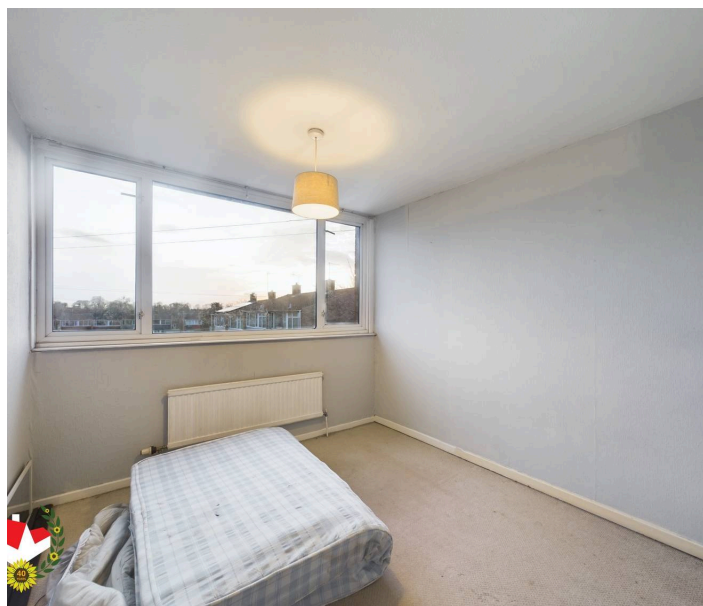
Dimensions: 11' 11" x 9' 1" (3.63m x 2.77m).

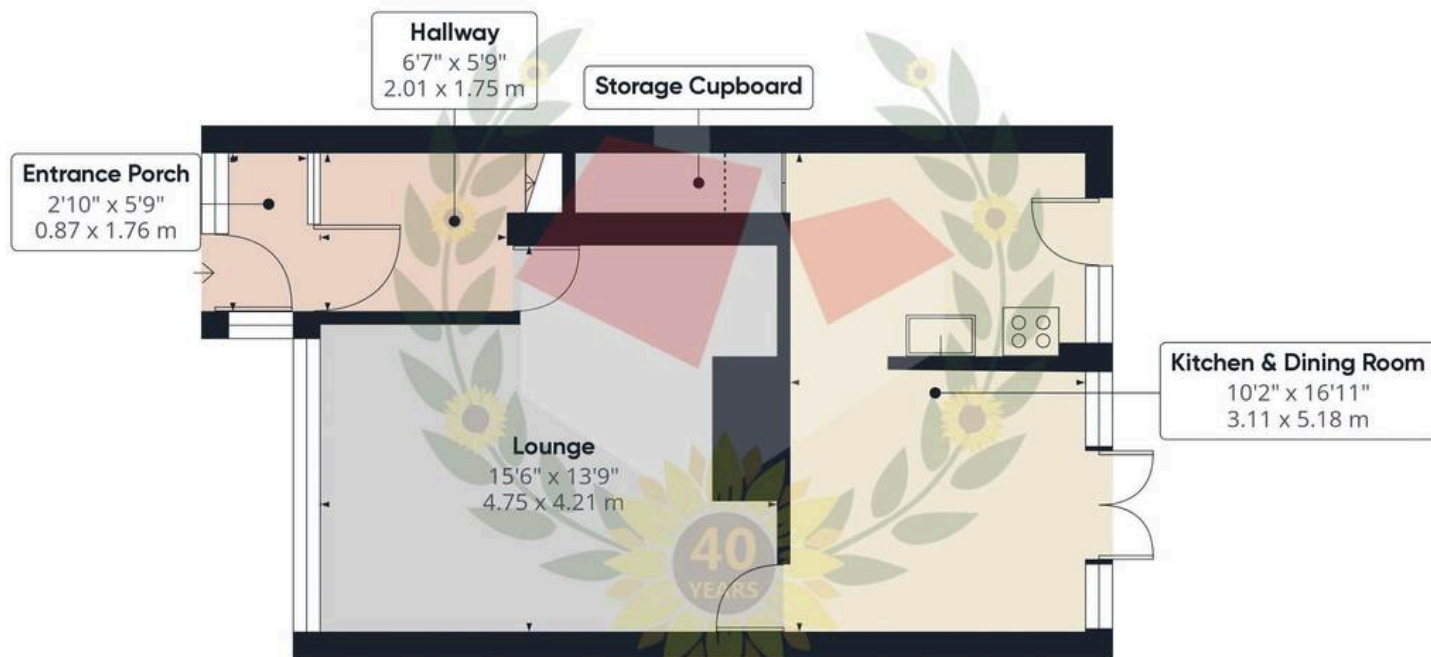
**Bedroom Three**

Dimensions: 10' 10" x 6' 8" (3.30m x 2.03m).

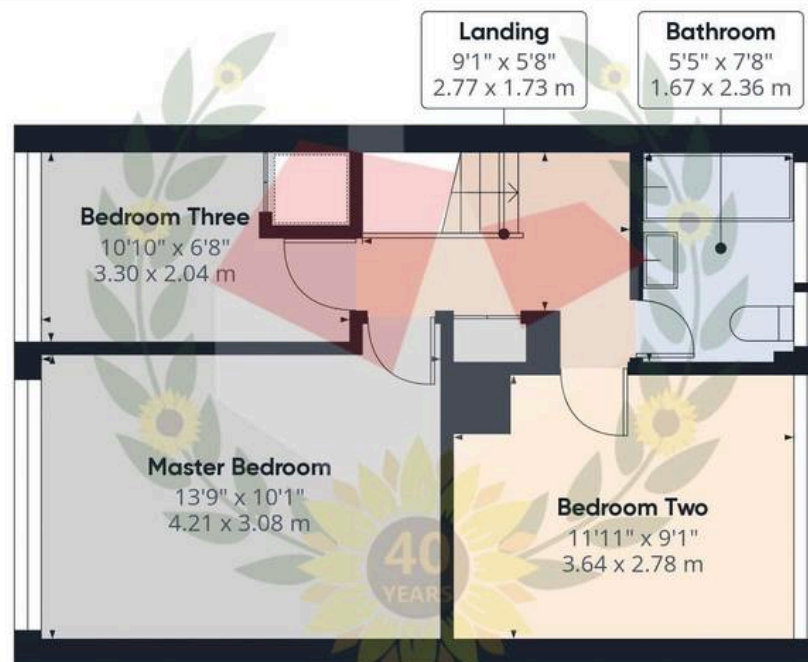
**Family Bathroom****Additional Information**

Gas & Electric - Mains Water & Sewerage - Mains





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

839.9 ft<sup>2</sup>

78.03 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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