



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**187 Tuffley Lane, Tuffley**

Gloucester

Guide Price £280,000



# 187 Tuffley Lane

Tuffley, Gloucester

This well presented three-bedroom semi-detached house, boasting UPVC double glazing and no onward chain, offers a comfortable and inviting space for family living. The property features three generously sized DOUBLE bedrooms, two reception rooms perfect for entertaining, and the convenience of gas radiator central heating. With the added benefit of a large garage and off-road parking for several cars, this residence is situated close to local amenities, schools and local transport making it an ideal choice for first-time buyers and families. The property comes with an energy rating of D, ensuring both comfort and efficiency for its occupants.

Enjoy the beauty of the outdoors in the expansive outside space of this property, awaiting to be transformed into your own personal oasis. The spacious outdoor area provides ample room for relaxation and recreation, offering a blank canvas for you to create your ideal outdoor sanctuary.

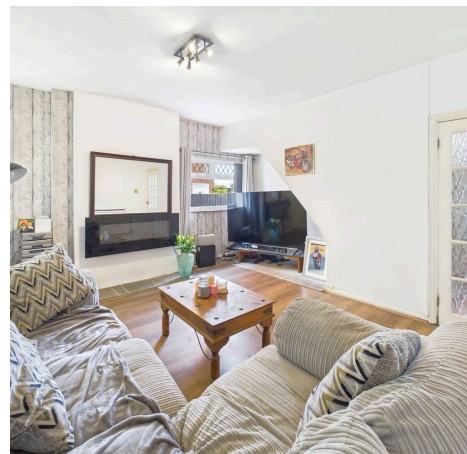
Call us today to arrange your viewing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





- UPVC Double Glazing
- No Onward Chain
- Three Double Bedrooms
- Two Reception Rooms
- Gas Radiator Central Heating
- Single Garage
- Off Road Parking
- Close To Local Amenities
- Ideal First Buy
- Energy Rating D

#### Entrance Hall

14' 2" x 3' 0" (4.33m x 0.91m)

#### Living Room

13' 1" x 10' 11" (3.99m x 3.33m)

#### Dining Room

14' 9" x 14' 1" (4.49m x 4.29m)

#### Kitchen

14' 1" x 9' 9" (4.30m x 2.98m)

#### Inner Hallway

8' 2" x 4' 4" (2.48m x 1.31m)

#### Bathroom

9' 5" x 8' 6" (2.86m x 2.60m)

#### Landing

14' 2" x 4' 11" (4.32m x 1.51m)

#### Bedroom One

14' 4" x 11' 0" (4.36m x 3.35m)

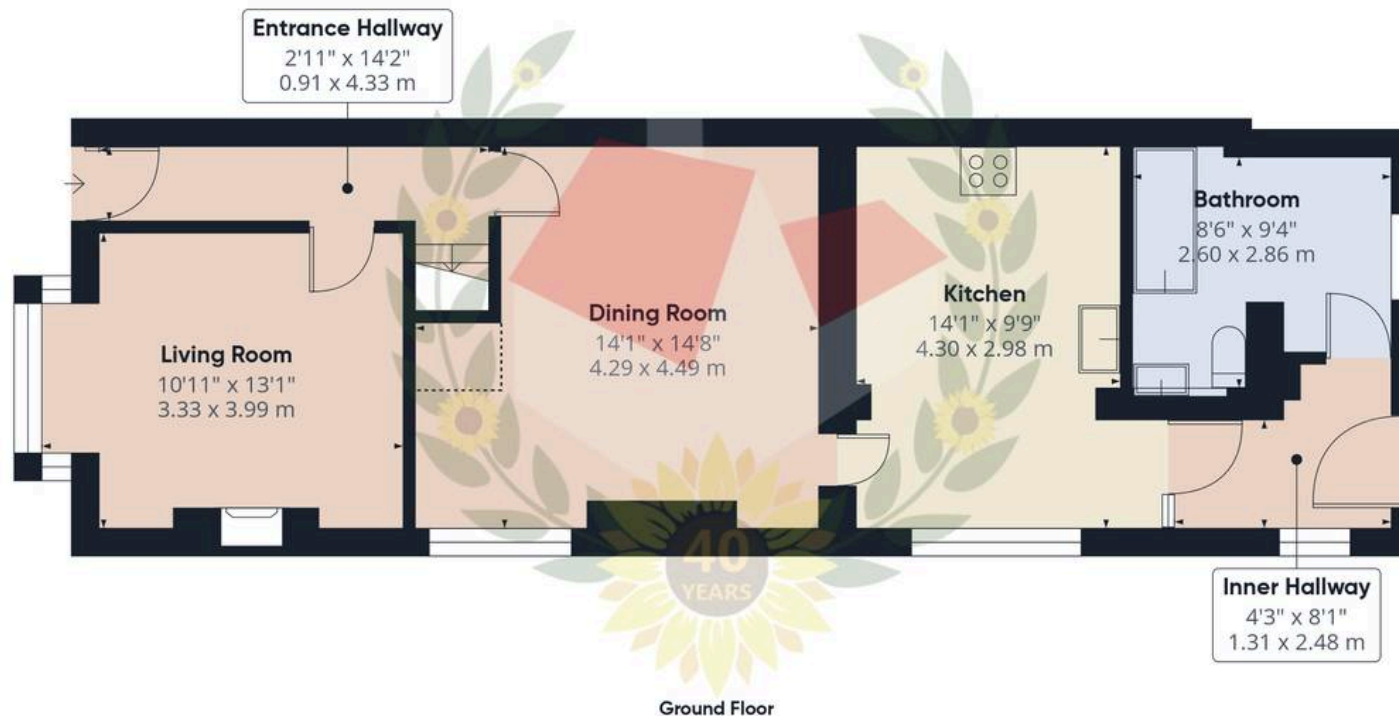
#### Bedroom Two

11' 5" x 7' 3" (3.47m x 2.21m)

#### Bedroom Three

14' 2" x 9' 1" (4.32m x 2.76m)





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

1092 ft<sup>2</sup>

101.5 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.7 m<sup>2</sup>



(1) Excluding balconies and terraces

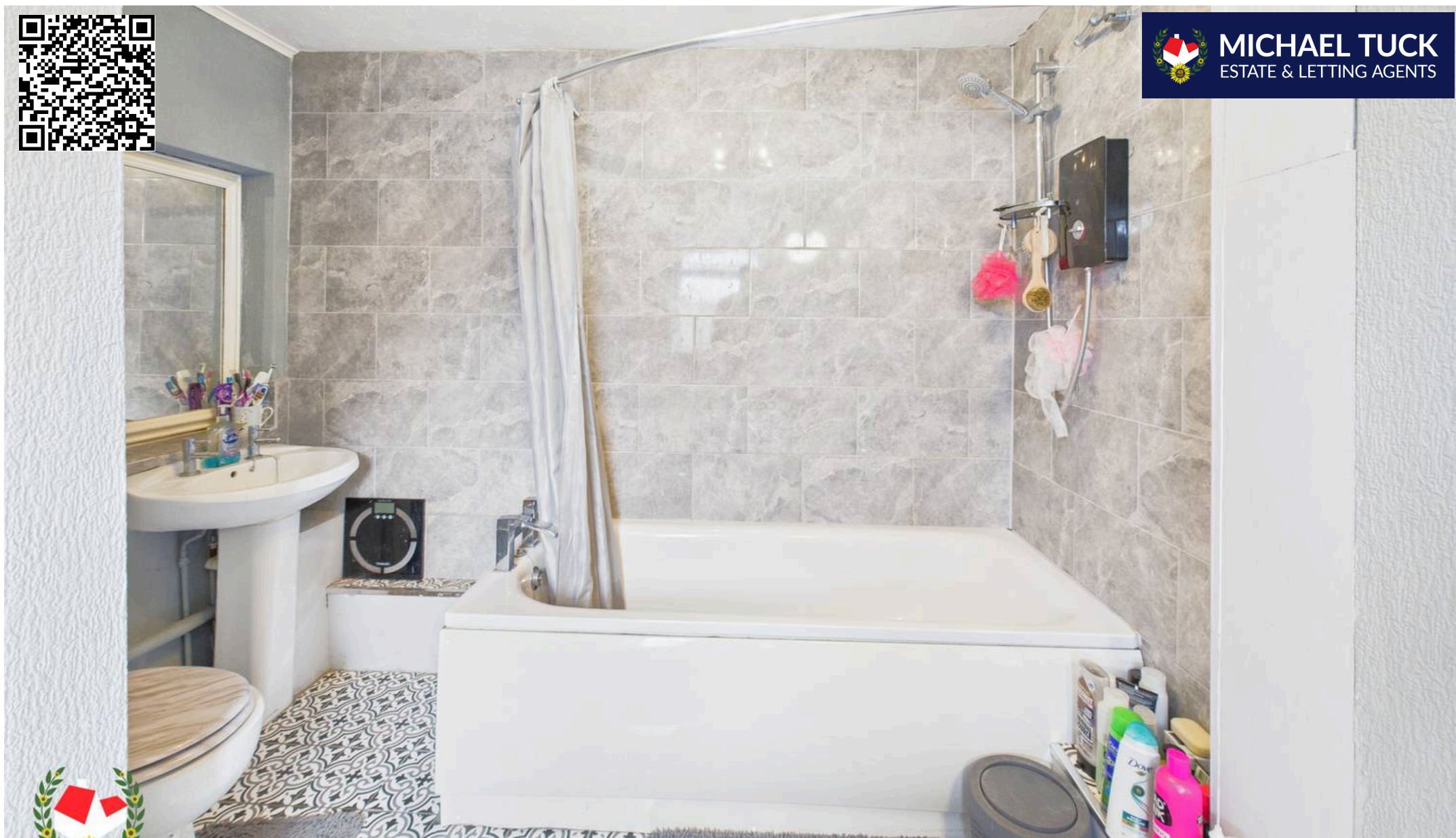
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





## Michael Tuck Quedgeley

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