



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **26 Tuffley Lane, Tuffley**

Gloucester

Guide Price **£575,000**

26 Tuffley Lane

Tuffley, Gloucester

IMMACULATE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED ON A VERY GENEROUSLY SIZED PLOT OFFERED TO THE MARKET WITH NO ONWARD CHAIN!

The accommodation comprises of; Entrance hall, living room, dining room, kitchen, downstairs w.c, large utility room, family room.

on the top floor we have; four DOUBLE bedrooms & re-fitted four piece suite family bathroom.

Further benefits include; TWO Private driveways offering off road parking for multiple vehicles, en-suite to bedroom one, large and very private rear garden!

This property is situated within close proximity to schools such as Grange Primary School, St Peters High School & Crypt Grammar School.

Call us today to arrange your viewing on 01452 543200!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Upvc Double Glazing
- Three Reception Rooms
- Utility Room
- Two Private Driveways
- Large Attic Room
- Four DOUBLE Bedrooms
- Re-Fitted En-Suite To Bedroom One
- No Onward Chain



Hallway

8' 6" x 8' 5" (2.60m x 2.57m)

Inner Hall

13' 8" x 5' 10" (4.16m x 1.77m)

Living Room

19' 7" x 15' 1" (5.96m x 4.60m)

Dining Room

17' 3" x 9' 4" (5.27m x 2.84m)

Wc

6' 9" x 5' 8" (2.06m x 1.73m)

Kitchen

13' 11" x 9' 1" (4.23m x 2.77m)

Inner Hallway/Utility Area

7' 3" x 5' 8" (2.20m x 1.73m)

Utility Room

15' 3" x 12' 6" (4.65m x 3.80m)

Family Room

17' 9" x 9' 9" (5.40m x 2.96m)

Landing

22' 10" x 5' 10" (6.95m x 1.77m)

Bedroom One

13' 3" x 11' 2" (4.05m x 3.41m)

En-suite

7' 1" x 5' 6" (2.16m x 1.68m)

Bedroom Two

5' 10" x 12' 1" (1.77m x 3.69m)

Bedroom Three

10' 0" x 9' 3" (3.06m x 2.82m)

Bedroom Four

9' 3" x 10' 0" (2.82m x 3.06m)

Bathroom



Ground Floor



Floor 1



Approximate total area⁽¹⁾

2170 ft²
201.7 m²

Reduced headroom

164 ft²
15.2 m²

(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

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



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