



MICHAEL TUCK
ESTATE & LETTING AGENTS

 **181 Grange Road, Tuffley**

Gloucester

Guide Price **£315,000**

181 Grange Road

Tuffley, Gloucester

SPACIOUS Three Bedroom Family Detached Home
Nestled Off GRANGE ROAD Offered To The Market
WITH NO ONWARD CHAIN!

The accommodation comprises of; Hallway, lounge,
kitchen/diner & WC.

Upstairs we have; Three bedrooms, en-suite to
bedroom one & family bathroom.

Further benefits include; Gas central heating, UPVC
double glazing, private enclosed rear garden,
garage & driveway.

This property is ideally situated in the popular area
of Tuffley, offering excellent access to Gloucester
City Centre, well-regarded schools, local shops and
a range of other amenities, making it an ideal home
for families and commuters alike.

Call us today to arrange your viewing on 01452
543200.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Upvc Double Glazing
- Two Reception Rooms
- Driveway & Single Garage
- Gas Central Heating
- Upstairs Bathroom, En-Suite & Downstairs Wc
- Kitchen/Diner
- Private & Enclosed Rear Garden
- No Onward Chain
- Energy Rating C



Entry

4' 1" x 3' 6" (1.25m x 1.06m)

Hallway

7' 5" x 6' 3" (2.26m x 1.90m)

Lounge

15' 8" x 10' 2" (4.78m x 3.11m)

Kitchen/Diner

19' 4" x 8' 4" (5.89m x 2.55m)

Inner Hallway

4' 2" x 3' 3" (1.28m x 0.98m)

Wc

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

Landing

9' 3" x 6' 9" (2.82m x 2.06m)

Bedroom One

11' 7" x 8' 9" (3.54m x 2.66m)

En-Suite

5' 11" x 2' 11" (1.81m x 0.90m)

Bedroom Two

10' 3" x 8' 4" (3.12m x 2.55m)

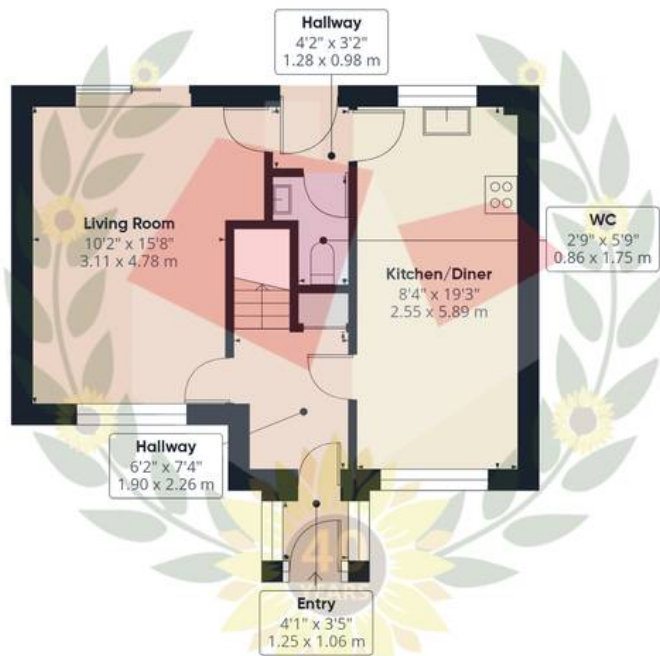
Bedroom Three

7' 3" x 7' 1" (2.22m x 2.15m)

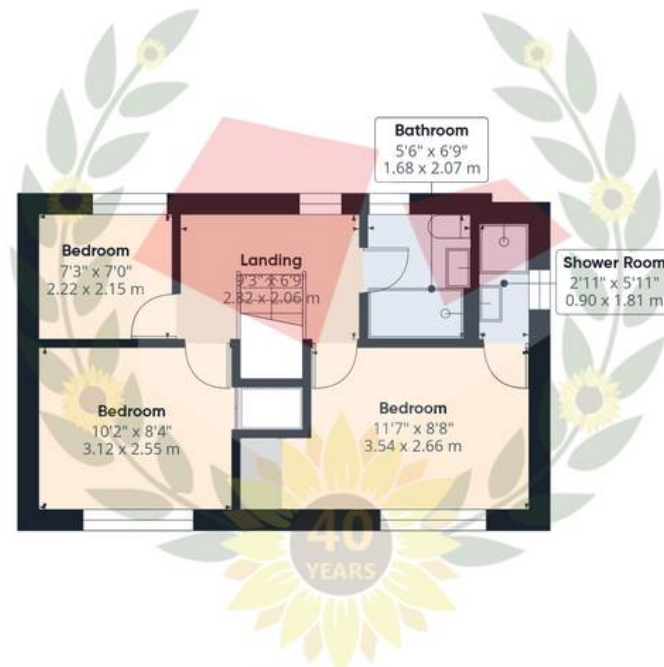
Bathroom

6' 9" x 5' 6" (2.07m x 1.68m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

949 ft²

88.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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