



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **126 Tuffley Avenue, Gloucester**

Gloucester

Guide Price **£400,000**

126 Tuffley Avenue

Gloucester

Four DOUBLE Bedroom Period Property With OFF-ROAD PARKING, TWO RECEPTION ROOMS & NO ONWARD CHAIN !

The accommodation comprises ; Hallway, lounge, dining room, kitchen, outside wc & workshop/shed.

On the first floor; Three double bedrooms, bathroom & wc.

On the second floor; One double bedroom and additional room which can be used as an office/study.

Added incentives include; Large private & enclosed rear garden, upvc double glazing and two reception rooms!

The property is conveniently located within a short walk away from Gloucester quays & historic docks.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1500pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200!

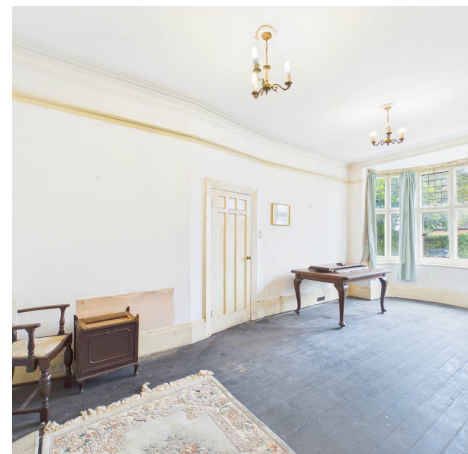
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Four Double Bedrooms & Additional Room
- Two Reception Rooms
- Large Private & Enclosed Rear Garden
- Part Upvc Double Glazing



Hallway

14' 1" x 4' 6" (4.29m x 1.38m)

Living Room

18' 9" x 11' 1" (5.72m x 3.39m)

Dining Room

13' 7" x 10' 4" (4.15m x 3.15m)

Kitchen

11' 11" x 8' 11" (3.64m x 2.72m)

Wc

3' 9" x 2' 0" (1.14m x 0.61m)

Workshop/Shed

11' 5" x 8' 9" (3.49m x 2.67m)

Landing

14' 10" x 3' 2" (4.52m x 0.96m)

Bathroom

6' 9" x 6' 4" (2.07m x 1.93m)

Wc

3' 7" x 2' 3" (1.10m x 0.69m)

Bedroom

19' 1" x 11' 6" (5.81m x 3.50m)

Bedroom

19' 10" x 7' 11" (6.04m x 2.41m)

Bedroom

13' 6" x 10' 2" (4.12m x 3.11m)

Second Floor Landing

4' 6" x 2' 9" (1.38m x 0.84m)

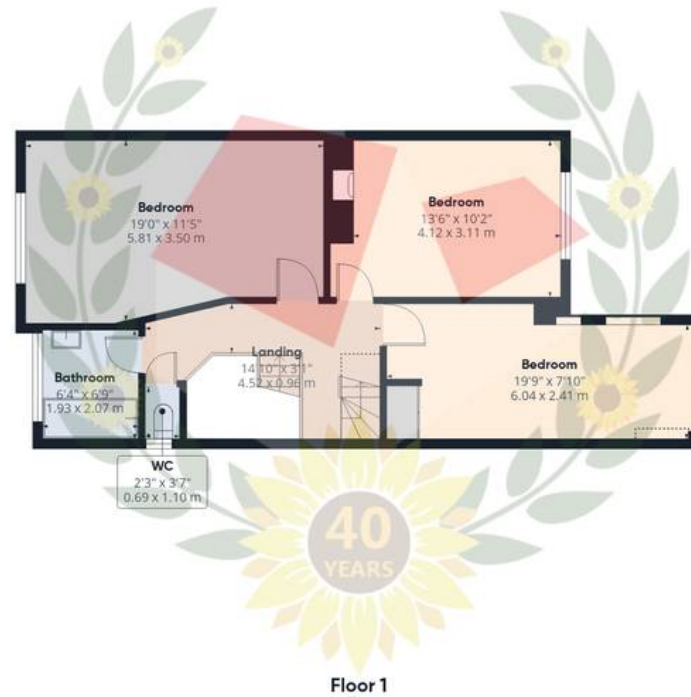
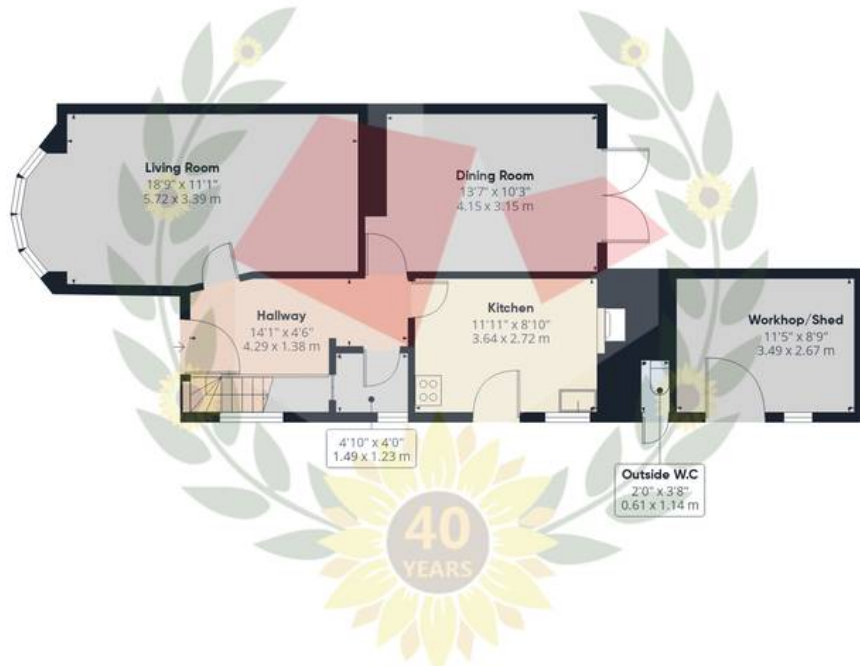
Bedroom

15' 10" x 11' 11" (4.83m x 3.63m)

Room

10' 4" x 6' 8" (3.15m x 2.02m)





Approximate total area⁽¹⁾

1594 ft²

148 m²

Reduced headroom

47 ft²

4.4 m²

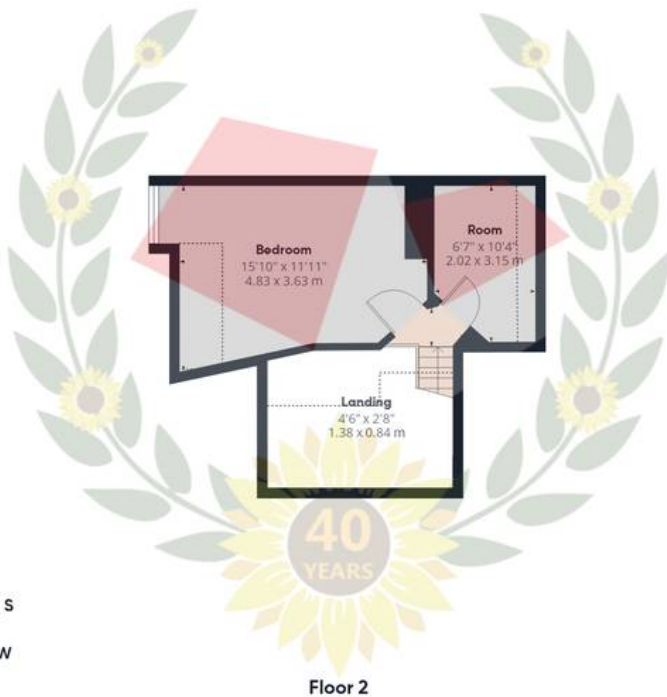
(1) Excluding balconies and terraces

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.

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