



 **4 Tuffley Avenue, Gloucester**

Gloucester

Guide Price **£345,000**

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Gloucester

Immaculate Three Bedroom Semi-Detached Family Home Offering Spacious Open-Plan Living Conveniently Situated Near Gloucester Docks And Quays.

The accommodation opens into a welcoming entrance hall and features a modern open-plan kitchen/family room, complemented by a practical utility area. A separate living room provides a comfortable space in which to relax or entertain.

Upstairs are three well-proportioned bedrooms and a family bathroom, with the second bedroom benefiting from its own en-suite facilities.

Outside, the property enjoys a large, private and fully enclosed rear garden, ideal for children, pets and outdoor entertaining. A generous workshop with power offers excellent potential for hobbies, storage or use as a home workspace.

Further benefits include modern uPVC double glazing and gas central heating. Combining immaculate presentation, versatile accommodation and an excellent location close to grammar schools, shops, the historic docks, restaurants and leisure facilities, this attractive home is ideally suited to modern family life.

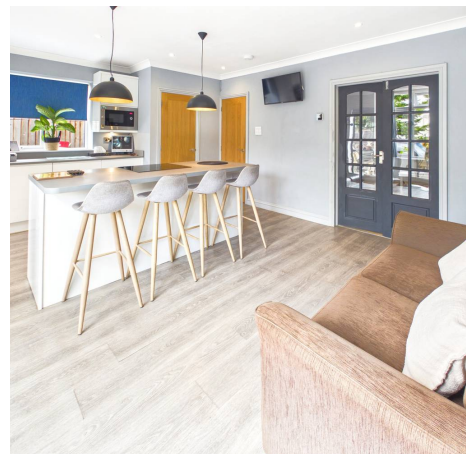
For more information and to arrange your viewing call us today on 01452 543200.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Entrance Hall

Open Plan Kitchen/Family Room

18' 4" x 12' 4" (5.58m x 3.77m)

Utility Area

8' 5" x 7' 7" (2.57m x 2.30m)

Living Room

12' 2" x 10' 2" (3.72m x 3.10m)

Bedroom One

11' 8" x 9' 11" (3.55m x 3.01m)

Bedroom Two

11' 1" x 8' 8" (3.38m x 2.63m)

En-Suite

8' 4" x 2' 9" (2.53m x 0.83m)

Bedroom Three

7' 2" x 6' 11" (2.18m x 2.10m)

Shower Room

6' 9" x 6' 5" (2.05m x 1.95m)





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

977 ft²

90.8 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



Ground Floor Building 2



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