



**Tuffley Avenue, Gloucester GL1 5LU**

**£290,000**





## Tuffley Avenue, Gloucester GL1 5LU

• No onward chain • Three bedroom semi-detached family home • Off-road parking • Popular central location • Potential rental income of £1,300 pcm • EPC rating D66 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

**£290,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**01452 398010**  
**docks@naylorpowell.com**  
**www.naylorpowell.com**

### Entrance Hall

Spacious hallway provides access to living room, dining room, kitchen and W.C located beneath the stairwell.

### Living Room

Generously sized living room with bay fronted window to front aspect

### Dining Room

Spacious dining room with window to rear aspect

### Kitchen

Galley style kitchen in need of modernisation with space for freestanding appliances and plenty of worktop space. Access is provided to the garden.

### W.C

Under stairs W.C and wash basin.

### Master Bedroom

Large double room with bay window to front aspect.

### Second Bedroom

Double room with window to rear aspect.

### Third Bedroom

A single bedroom with scope to also be used as a home office. Window to rear aspect overlooking the garden.

### Bathroom

Suite comprising W.C, wash hand basin, bath with shower attachment and screen.

### Outside

To the front parking space for two cars is provided, with side gate access to rear garden comprising a brick built shed and plenty of grass area.

### Location

A popular location in the historic City of Gloucester, with easy access to the M5, Linden is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

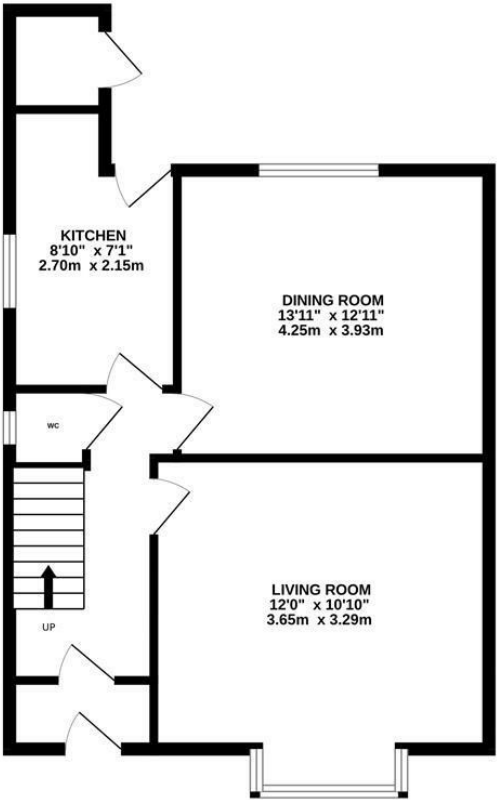
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 71 Mbps, Ultrafast 1000 Mbps download speed.

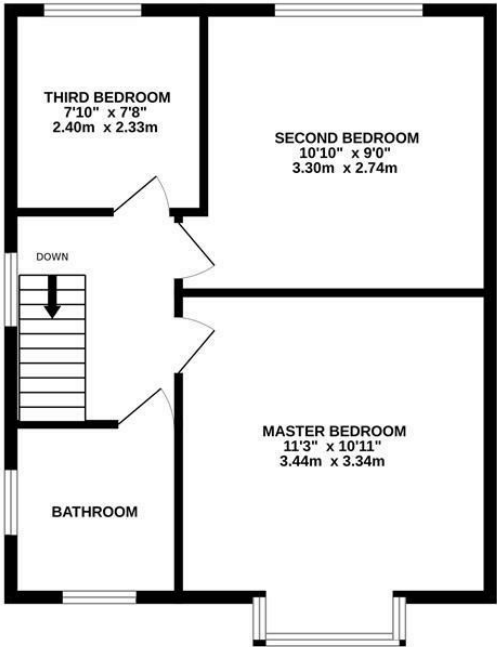
Mobile phone coverage: EE, Three, Vodafone, O2.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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