

Tuffley Avenue, Gloucester GL1 5LU

Auction Guide £225,000

naylor powell



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• 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

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

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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 widow 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 suburb of the Historic City of Gloucester with a mix of period properties, Tuffley Avenue is ideally placed for local amenities including both primary and secondary 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 Cathedral and various listed buildings throughout. With countryside surrounding the city centre to include Robinswood Hill Country Park alongside access to various transportation links.

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.

Auction Information
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation
Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information
Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase
price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the
Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the
service is taken. Payment varies but will be no more than £450. These services are optional.





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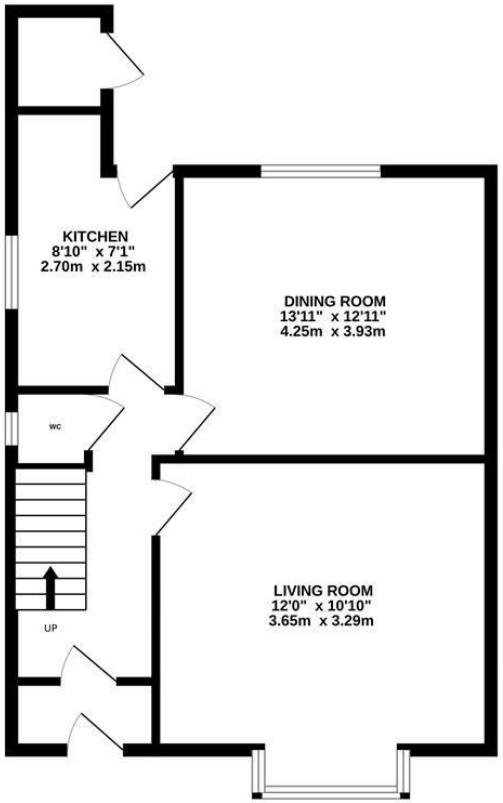
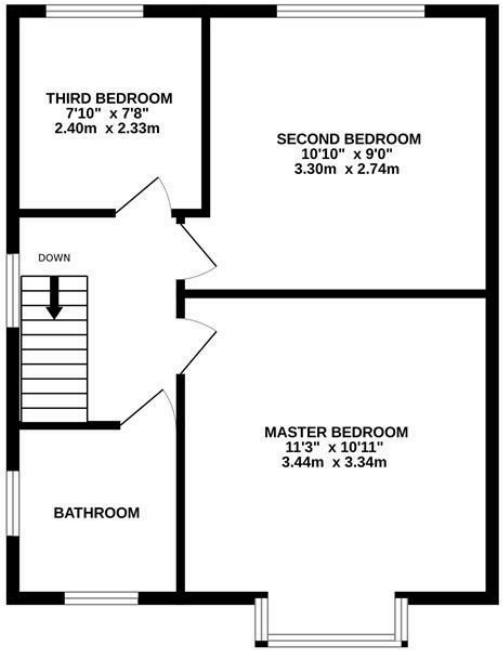


1ST FLOOR



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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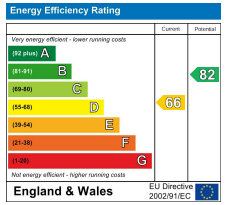
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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