



Tuffley Crescent, Tuffley GL1 5NE
£250,000

NP
naylor powell

Tuffley Crescent, Tuffley GL1 5NE

- No onward chain
- Rarely available period renovation project
- Various character features throughout
- Four double bedroom family home situated over four floors
- Potential to extend subject to relevant planning permissions
- Rear garden approaching 150ft
- Viewing highly advised
- EPC F37

£250,000

Accommodation

Dating back to 1905, this substantial Edwardian family home offers a rarely available renovation opportunity. This extensive semi-detached home offers spacious accommodation over 3 floors, along with a large basement accessible both internally and externally.

Entering via the ground floor, the property provides two ample reception rooms with original features and a large Edwardian bay sash window to the front, affording a bright and airy versatile living space. This continues to an open family sized kitchen/diner with access to an additional utility area and the extensive rear garden.

Ascending the period staircase, the first and second floors offer four double bedrooms each with original fireplaces and a family bathroom.

Externally, the property continues to provide an enviable space comprising an enclosed rear garden approaching 150ft, off road parking for one vehicle with the potential to expand and external storage.

Having been within the current ownership for over 35 years, the property is in need of considerable renovation throughout with viewing highly advised to appreciate the potential on offer. Viewings are being conducted strictly through Naylor Powell. Please call 01452 398010 for further information and viewing times.

Location

Positioned within a popular suburb of the Historic City of Gloucester with a mix of period properties, Tuffley Crescent 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.

Local Authority, Services & Tenure

Freehold.

Mains water, drainage, electric and gas.
Gloucester City Council - Tax band D.

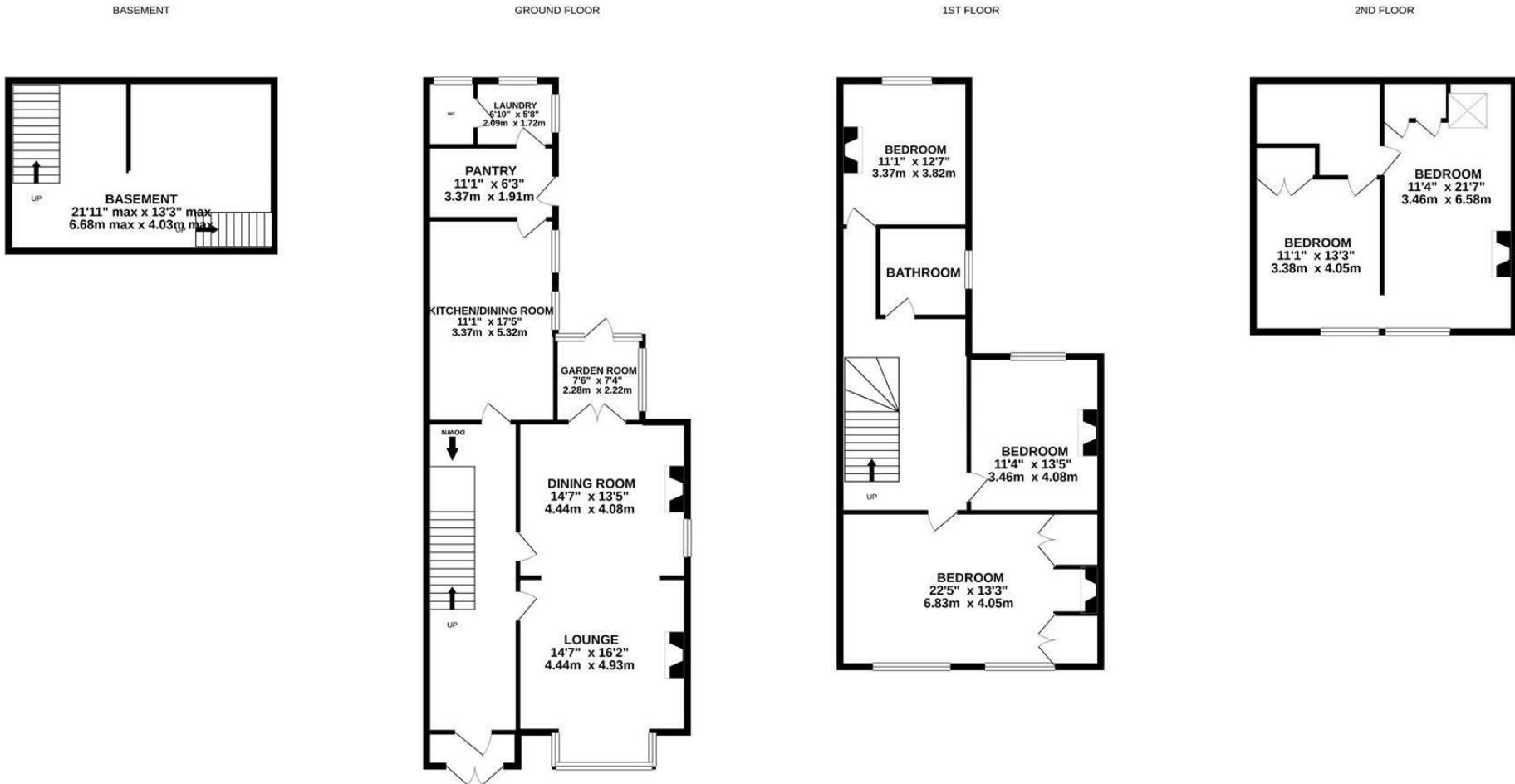


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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-91 A			
91-81 B			
81-60 C			
60-40 D			
40-30 E			
30-20 F			
20-10 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

