



124 Tuffley Lane, Tuffley, Gloucester, GL4 0PA

£320,000

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Farr & Farr Sales Lettings 

**124 Tuffley Lane, Tuffley,
Gloucester, GL4 0PA**

£320,000

This well presented three bedroom family home sits on a corner plot in Tuffley and has been well maintained and modernised by the current owners.

A driveway and garden lead to the front door and into an entrance hall which leads through to a living room with bay window. To the rear of the property, an open plan kitchen / dining / garden room provides spacious living accommodation and opens out to the garden. Three good sized bedrooms and a family bathroom sit on the first floor while the private rear garden benefits from side access.

Tuffley Lane is to the south of Gloucester within easy reach of the popular Gloucester Quays and M5 along with good local schools and amenities nearby.

www.farrandfarr.co.uk

Entrance Hall

uPVC front door. Tiled floors. Radiator. Stairs to first floor.

Living Room 11' 7" x 10' 3" (3.52m x 3.12m)

Double glazed bay window to front. Carpet. Radiator.

Cloakroom

Double glazed window to front. WC. Basin. Radiator. Tiled floor.

Kitchen

Double glazed windows to front and rear. Range of wall base and drawer units. Laminate worktop over. Double sink with mixer tap over. Combi boiler. Fitted double oven. Fitted hob with extractor hood over. Tiled floor.

Dining Room 17' 11" x 13' 2" (5.47m x 4.02m)

Open off the kitchen. Radiator. Tiled floor.

Garden Room

French doors to garden. Double glazed windows to rear. Radiator. Tiled floors.

First Floor Landing

Double glazed window to side. Carpet. Access to loft.

Bedroom One 10' 5" x 13' 10" (3.17m x 4.21m)

Double glazed window to front. Carpet. Radiator. Fitted wardrobes.

Bedroom Two 9' 5" x 9' 11" (2.87m x 3.03m)

Double glazed window to rear. Carpet. Radiator.

Bedroom Three 6' 11" x 10' 10" (2.11m x 3.30m)

Double glazed window to front. Carpet. Radiator.

Bathroom

Frosted double glazed window to side. WC. Basin. Bath. Enclosed shower. Heated towel rail. Tiled floor. Part tiled walls.

Rear External

Patio. Lawn. Fence surround. Side access.

Front External

Lawn. Hedge surround. Driveway with electric car charge point. Brick built storage with lighting and electric.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Approx Total Area: 92.7 m² ... 997 ft²

Drawn by: www.gloucesterenergysolutions.co.uk
 This plan is for layout guidance only. Not drawn to scale, unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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