



SALES & LETTINGS



Tuffley Avenue, Linden, Gloucester Gloucestershire GL1 5NA

£450,000

- Spacious open-plan living accommodation
- Three generous double bedrooms
- En-suite shower room to the principal bedroom
- Off-road parking for two vehicles and EV charging point
- Re-fitted Kitchen with Integrated appliances
- Versatile Layout
- Ready to Move straight in
- Fantastic location close to all amenities and schools

The Property

TG Sales & Lettings are delighted to offer for sale this beautifully presented four-bedroom semi-detached home, ideally situated on Tuffley Avenue in Gloucester.

Offering an abundance of open-plan living space, generous outdoor space and parking for two vehicles, this property makes an ideal family home.

The accommodation is thoughtfully arranged and provides a welcoming entrance hall leading through to a bright and spacious open-plan living area, creating an excellent space for both everyday family life and entertaining.

The flexible layout offers ample room for relaxing, dining and socialising, with natural light flowing throughout. Upstairs, the property boasts four well-proportioned bedrooms, including three generous double bedrooms.

The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Externally, the property enjoys a generous rear garden, accessed via a double side gate and landscaped providing plenty of space for outdoor dining, family enjoyment or simply relaxing.

To the front, there is off-road parking for two cars and an EV charging point.

With its spacious accommodation, excellent family-friendly layout and convenient Gloucester location, this is a property that must be viewed to fully appreciate everything it has to offer.



Situation

Situated in the popular location of Linden with excellent links to the City Centre. Linden boasts a wealth of local amenities, including doctors, dentists, a range of local stores, Linden Primary School and the nearby Ribston Hall High School. The City Centre is approximately a mile away, where you can unlock all the benefits of City Centre living. Gloucester continues to grow with the Gloucester Quays development being a very popular lure to the city. The public transport links run a regular service throughout the city, and Gloucester Railway Station links to Cheltenham, Stroud and Bristol with regular trains running to London Paddington, taking approximately two hours. The M5 motorway provides excellent access travelling Northbound and Southbound.

Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band D





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

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