



**Ruardean Drive, Tuffley, Gloucester**

Freehold

**Offers in Excess of £295,000**

**12 Ruardean Drive, Tuffley, Gloucester,  
Gloucestershire, GL4 0WS**

**Offers in Excess of £295,000**

Freehold. Council Tax Band



**3 Bedrooms**



**2 Bathrooms**



**2 Receptions**

### Features

- \*Three DOUBLE Bedrooms \* Open Plan Kitchen/Family Rm
- \*First Floor Lounge \*Downstairs Cloakroom, En-Suite & Family Bathroom
- \*UPVC Double Glazing \* Gas Radiator Central Heating
- \*Driveway For Two Cars \* EPC Rating C79
- \*Garage & Gardens \*

### Michael Tuck Estate and Letting Agents

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### The Property

We bring to the market a well presented SEMI DETACHED Townhouse situated in a lovely position on this popular development. Ground Floor comprises of an entrance hall, downstairs cloakroom and a c.20ft OPEN PLAN KITCHEN/FAMILY ROOM with integrated appliances to the kitchen;

First floor provides the Lounge and a DOUBLE BEDROOM, whilst the Second floor offers a Master Bedroom with EN-SUITE, further DOUBLE BEDROOM and Family Bathroom.

Further benefits include built in wardrobes to all bedrooms; UPVC Double Glazing, Gas Radiator Central Heating, GARAGE with driveway for two cars and gardens to front and rear.

Property for sale through Michael Tuck Estate Agents. Approximate rental value of £1500pcm, please contact Michael Tuck Lettings in Gloucester for more details.

Call 01452 543200 To View

### Entrance Hall

**Cloakroom** 4' 11" x 4' 7" (1.50m x 1.40m)

**Open Plan Kitchen/Family Room** 20' 7" x 14' 10" (6.27m x 4.52m)

### First Floor Landing

**Lounge** 14' 11" x 12' 8" (4.54m x 3.86m)

**Bedroom Three** 10' 1" x 8' 8" (3.07m x 2.64m)

### Second Floor Landing

**Master Bedroom** 13' 3" x 9' 0" (4.04m x 2.74m)

**En-Suite** 5' 7" x 5' 3" (1.70m x 1.60m)

**Bedroom Two** 11' 9" x 9' 3" (3.58m x 2.82m)

**Family Bathroom** 6' 9" x 5' 8" (2.06m x 1.73m)

### Garage & Driveway

### Tenure

Freehold

Estates Management Charge of £183.96 Per Year

### Additional Information

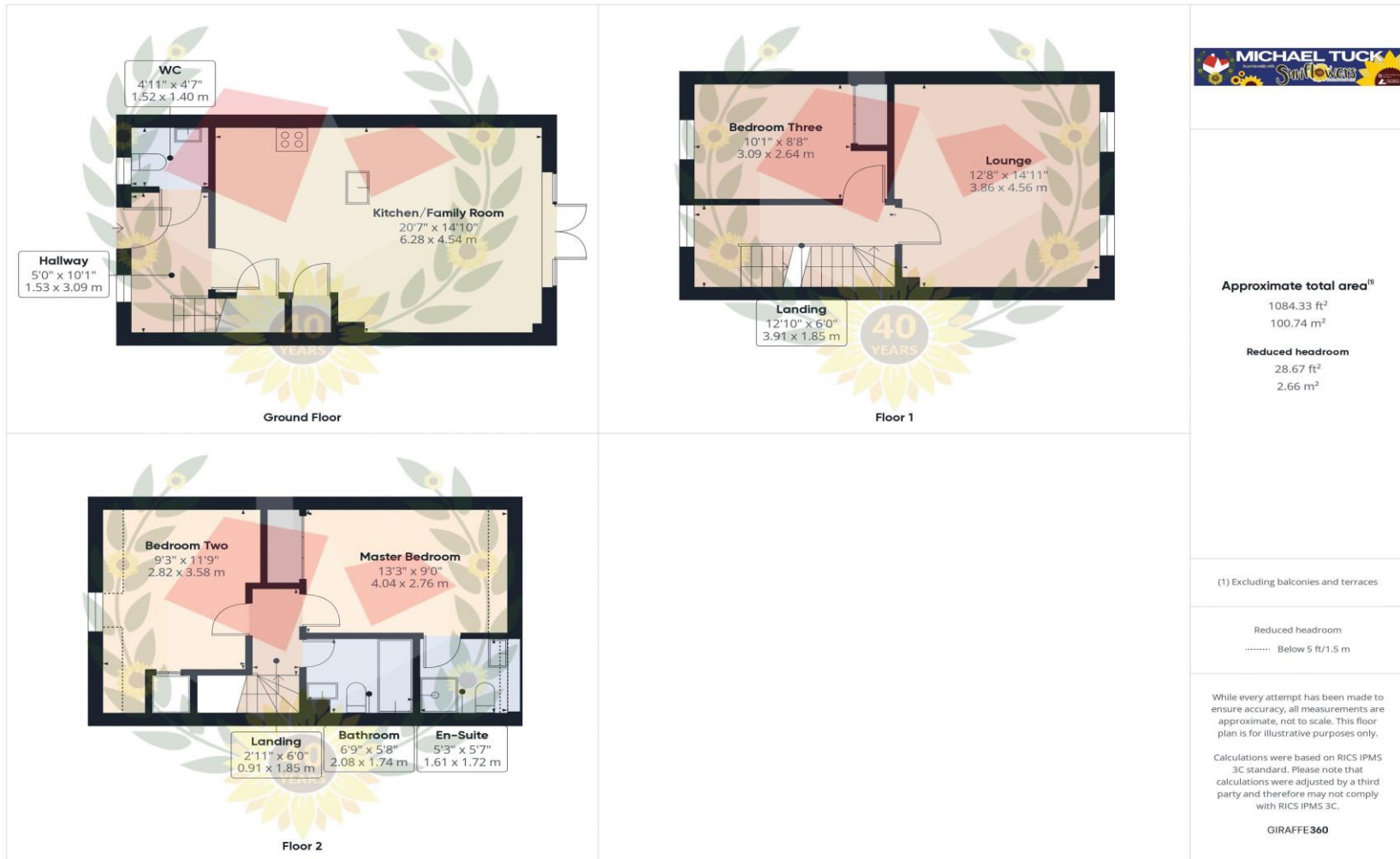
Gas & Electric - Mains

Water & Sewerage - Mains









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