



Oaklands Naas Lane

Quedgeley, Gloucester, GL2 2SA

Offers in excess of £400,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this three bedroom detached bungalow situated in a popular and sought after location, offered with no onward chain!

Enjoying a bespoke kitchen, dining room, lounge, bedroom with 'sharps' fitted wardrobes, character features, enclosed rear garden and bloc paved driveway, we feel this property will be very popular, so highly advise an early viewing to avoid disappointment !



Entrance Porch

Approached via Upvc double glazed front door, opening to:

Hallway

Power points, radiator, stairs to first floor. Doors lead to:

Bedroom One 13'2" x 10'10" (4.02 x 3.32)

Power points, radiator, front aspect upvc double glazed bay window with seating below, side aspect upvc double glazed window.

Bedroom Two 11'6" x 10'8" (3.51 x 3.26)

Power points, radiator, 'Sharps' custom built-in wardrobes, front aspect upvc double glazed bay window with seating and storage below, side aspect upvc double glazed window.

Bedroom Three 14'7" x 14'11" (4.45 x 4.56)

Power points, radiator, half height built in wardrobes that allow access to eave storage, rear aspect Velux window

Bathroom

Suite comprising of; panelled bath with taps over, pedestal wash hand basin, low level wc, corner shower cubicle, rear aspect frosted upvc double glazed window

Dining Room 11'3" x 10'5" (3.44 x 3.20)

Power points, data points, radiator, space for large dining table, side aspect upvc double glazed window. Opening leads off:

Kitchen 9'7" x 13'8" (2.93 x 4.18)

Range of base, wall and drawer mounted units, roll edge

worktops, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points, 'Neff' four ring gas hob, 'Neff' ovens, integral 'Neff' dishwasher, washing machine and tall fridge/ freezer. Inset ceiling spotlights, partly tiled walls, rear aspect upvc double glazed window. Opening leads off:

Lounge 15'10" x 13'7" (4.83 x 4.16)

Power points, data points, tv point, radiator, two side aspect upvc double glazed windows, two rear aspect upvc double glazed french doors that provide access to the garden.

Outside

To the front of the property there is a block paved driveway, providing off road parking for up to four vehicles, bordered by flower-beds and a picket fence

To the rear there is a enclosed garden that comprises of a flagstone patio, flat lawn, flower beds and an outside tap.

Tenure

Freehold

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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