



## 4 Corsend Road

Hartpury, Gloucester, GL19 3BP

**£465,000**



Murdock & Wasley Estate Agents are excited to introduce to the open market this beautifully presented, extended three-bedroom detached bungalow, nestled in the truly special location of Hartpury. Situated on Corsend Road, this cherished property boasts an ample amount of internal living space, complemented by a delightful and private rear garden.

The addition of a garage and a spacious driveway enhances the appeal of this home, promising convenience and ample storage. Given its desirable features and prime location, we expect high interest in this property.

The living accommodation comprises of: Entrance hallway, lounge/diner, kitchen, three bedrooms & bathroom.

Early viewing is strongly recommended to fully appreciate what this exceptional Hartpury bungalow has to offer. Don't miss your chance to discover your dream home in this unique and coveted setting.



**Entrance Porch 6'8" x 5'11" (2.04 x 1.82)**

Approached via Upvc double glazed front door, Upvc double glazed windows to front & side, tiled flooring. Door too:

**Entrance Hallway 6'11" x 5'5" (2.13 x 1.67)**

Loft hatch, radiator, original flooring, storage cupboard, radiator, recessed down lights, power points. Doors to all rooms.

**Lounge/Diner 27'4" x 14'8" (8.35 x 4.48)**

Upvc double glazed windows to front & side, Upvc double glazed sliding doors to rear, television point, two radiators, power points, half original flooring, partly laid to carpet. Door through too:

**Kitchen 12'9" x 6'9" (3.89 x 2.06)**

Eye & base level units with roll edge work tops, sink/drain, electric oven with electric hob & hood, space & plumbing for certain appliances, partly tiled walls, power points, opening too:

**Breakfast Area 14'11" x 8'0" (4.56 x 2.45)**

Upvc double glazed french doors to rear, Upvc double glazed windows to rear, skylight, power points.

**Bedroom 1 14'11" x 9'0" (4.56 x 2.75)**

Upvc double glazed windows to rear, radiator, power points, built in wardrobes, door too:

**Cloakroom 5'1" x 3'2" (1.57 x 0.99)**

Upvc frosted double glazed window to rear, low level wc & pedestal wash hand basin, towel rail.

**Bedroom 2 12'1" x 9'0" (3.70 x 2.75)**

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

**Bedroom 3 10'9" x 8'11" (3.28 x 2.73)**

Upvc double glazed windows to front, radiator, power points, built in wardrobe.

**Bathroom 8'2" x 5'9" (2.51 x 1.77)**

Two Upvc double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail. tiled flooring.

**Rear Garden**

A beautiful size rear garden which is partly paved, mainly laid to lawn, sheds, cold water tap, gated side access.

**Garage**

Up & over door with power & lighting.

**Tenure**

Freehold.

**Services**

Mains water, electricity, drainage & oil.

**Local Authority**

Forest Of Dean- Band E

**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.

**Agents Note**

Please note there is planning application which has recently been submitted to build three bungalows on land north of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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