



## 14 Highbank Park

Longford, Gloucester, GL2 9DY

**£365,000**



We are excited to present this stunning detached bungalow in a peaceful and sought-after cul-de-sac, meticulously extended and modernized to accommodate various living arrangements. This versatile property is ideally suited for those requiring a self-contained annex or accessibility modifications, while also offering expansive, open-plan spaces perfect for family living..



### Entrance Hallway

Approached via Upvc double glazed door, laminate flooring and heated via a wall mounted radiator. Storage cupboard and doors to bedrooms one and two, lounge and bathroom. Access to loft via hatch with ladder.

### Bedroom 1 11'3 x 10'6 (3.43m x 3.20m)

UPVC double glazed window to front aspect. Wall mounted radiator, laminate flooring throughout, built in wardrobes and television point.

### Shower Room

Skylight, non-slip wet room flooring to allow for disability access, wall mounted radiator and heated towel rail. Double shower cubicle, vanity unit with storage and mixer tap over, Low level WC and extractor fan.

### Bedroom 2 9'4 x 8'6 (2.84m x 2.59m)

UPVC double glazed window to front aspect. Wall mounted radiator, laminate flooring throughout, built in wardrobes and television point.

### Lounge 12'4 x 11'8 (3.76m x 3.56m)

Double glazed patio doors to conservatory, laminate flooring throughout, wall mounted radiator, television point. Doors to dining room and archway to kitchen.

### Kitchen 8'9 x 8'6 (2.67m x 2.59m)

Archway to conservatory aspect and laminate flooring. Range of eye level and base storage units with a rolled edge. Single stainless steel sink unit with mixer tap over, plumbing for dishwasher, part tiled walls and further appliance space. Combination boiler and a range cooker with extractor fan above.

### Conservatory 17'5 x 9'4 (5.31m x 2.84m)

UPVC double glazed window to all aspects, and patio doors to rear aspect. Laminate flooring and a wall mounted radiator.

### Dining Room 12'8 x 7'5 (3.86m x 2.26m)

UPVC double glazed window to front aspect, UPVC doors to front, laminate flooring and a wall mounted radiator. Door to bathroom.

### Bathroom

UPVC double glazed window to side aspect. Wall mounted radiator and laminate flooring. Panelled bath with electric shower over, pedestal sink with mixer tap over and low level WC.

### Kitchen

UPVC double glazed to side aspects. Laminate flooring throughout and wall mounted radiator. Single stainless steel sink with mixer tap over. Range of eye level storage units and base units with a rolled edge. Plumbing for washing machine and further appliance space.

### Bedroom 3 16'0 x 9'7 (4.88m x 2.92m)

UPVC double glazed to rear aspect, laminate flooring throughout and a wall mounted radiator. Two UPVC patio doors to garden and skylight.

### Rear Garden

Mainly laid to artificial lawn with gravelled and patio areas. Shed/summerhouse. Enclosed by timber panel fencing.

### Tenure

Freehold.

### Services

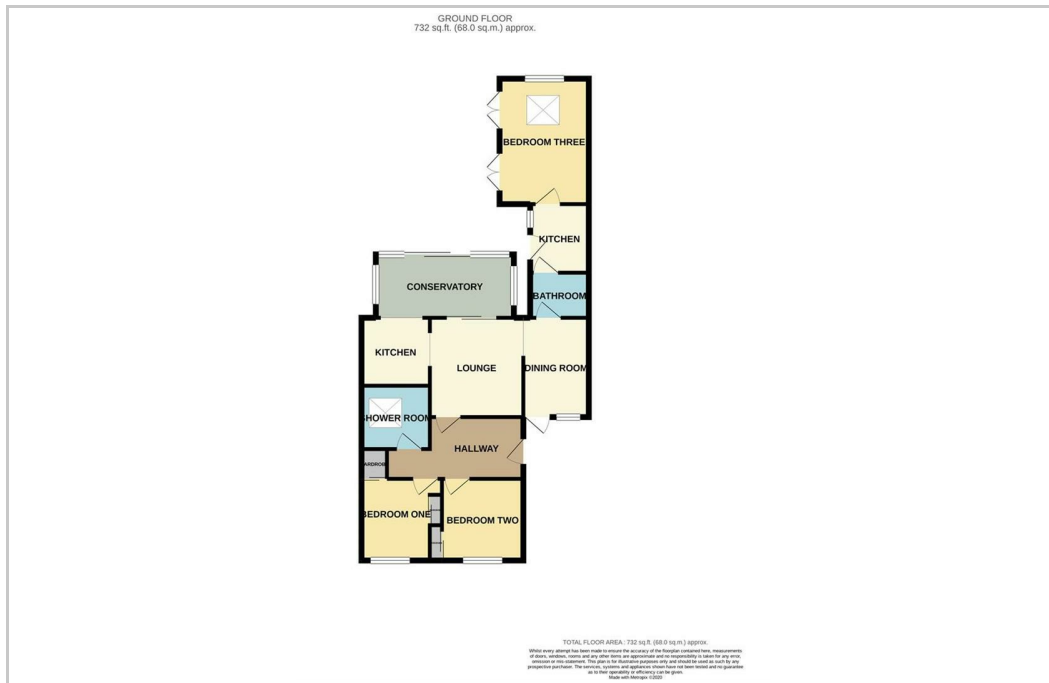
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester County Council- Band C

### Awaiting Vendor Approval

These 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			76
(69-80) C		63	
(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			72
(69-80) C		59	
(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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