



## 1 Glebe Road , Newent, GL18 1BJ

**Offers in excess of £300,000**



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this beautifully presented, spacious semi detached bungalow located in a popular cul-de-sac in Newent. The accommodation comprises of: Entrance hallway, OPEN PLAN Kitchen/Diner, lounge, three bedrooms, en-suite & bathroom. Outside we have an enclosed & private garden with the all important driveway to the front.

The current owners have recently extended the bungalow & re configured it completely to offer a truly wonderful living space along with the finish to go with. Further benefits also include Upvc double glazing & gas central heating throughout.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, laminate flooring, power points, recessed down lights, doors to all bedrooms, bathroom & opening into the kitchen/diner.

### Open Plan Kitchen/Diner

Upvc double glazed windows to rear & doors to side, eye & base level units with marble work tops, sink/drain, "Miele" double oven with separate induction hob, built in "Miele" dishwasher & two wine coolers, space for further appliances, breakfast bar, cupboard housing combination boiler, partly tiled walls, laminate flooring, power points, recessed down lights, opening too:

### Lounge

Upvc double glazed windows to side & Upvc double glazed bi-folding doors to rear, television point, radiator, power points, recessed down lights, laminate flooring.

### Bedroom 1

Upvc double glazed windows to front, radiator, power points, television point, door to:

### En-Suite

Upvc frosted double glazed windows to front, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, laminate flooring, recessed down lights, extractor fan.

### Bedroom 2

Upvc double glazed windows to front, radiator, power points, laminate flooring.

### Bedroom 3

Upvc double glazed windows to rear, radiator, power points, laminate flooring.

### Bathroom

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, towel rail, recessed down lights, extractor fan.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, cold water tap, gated side access. Shed.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band B

### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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