



2 The Furze

Robinswood, Gloucester, GL4 6UX

£430,000



Murdock & Wasley Estate Agents are delighted to present this detached rarely available 4 bedroom detached bungalow, perfectly nestled under the slopes of Robinswood Hill Country Park. This charming property boasts captivating far-reaching views from its spacious lounge and offers generous and versatile accommodation throughout. The accommodation comprises of: Entrance hallway, cloakroom, lounge/diner, kitchen, utility, four bedrooms & bathroom. Outside space is as impressive with gardens to both side & rear. To the front we have a double garage & private off road parking.



Entrance Hallway 15'8" x 7'5" (4.80 x 2.27)

Approached via front door, radiator, power points, access to loft via hatch, doors leading to all rooms.

Cloakroom 6'11" x 4'11" (2.11 x 1.52)

Double glazed frosted window to side, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Lounge 21'0" x 16'11" (6.41 x 5.18)

Upvc double glazed windows to both front & side, television point, two radiators, power points.

Kitchen/Diner 12'1" x 10'9" (3.70 x 3.30)

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with separate induction hob & hood, space for appliances, radiator, tiled flooring, door to:

Utility Room 8'6" x 6'7" (2.61 x 2.01)

Door leading to rear garden, window to rear, sink/drain, plumbing for washing machine & tumble dryer, partly tiled walls, radiator,

Bedroom 1 13'10" x 13'9" (4.22 x 4.20)

Upvc double glazed windows to rear, radiator, power points, access to shower room.

Bedroom 2 12'4" x 9'4" (3.78 x 2.85)

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

Bedroom 3 11'2" x 9'6" (3.41 x 2.91)

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

Bedroom 4 9'10" x 9'6" (3.02 x 2.92)

Upvc double glazed sliding doors to rear, radiator, power points, built in wardrobes.

Bathroom 8'6" x 6'7" (2.61 x 2.01)

Upvc frosted double glazed window to side, panelled bath, low level wc & pedestal wash hand basin, shower cubicle, radiator, tiled walls.

Rear Garden

A generous sized rear garden which is partly paved, which is laid to lawn with shed, cold water tap, gated side access.

Double Garage

Up & over door with power & lighting. Boiler.

Tenure

Freehold.

Local Authority

Gloucester City Council- Band F

Services

Mains water, gas, electricity, drainage.

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
(81-91) B			
(69-80) C		69	
(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 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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