



## Goodwood, Main Road

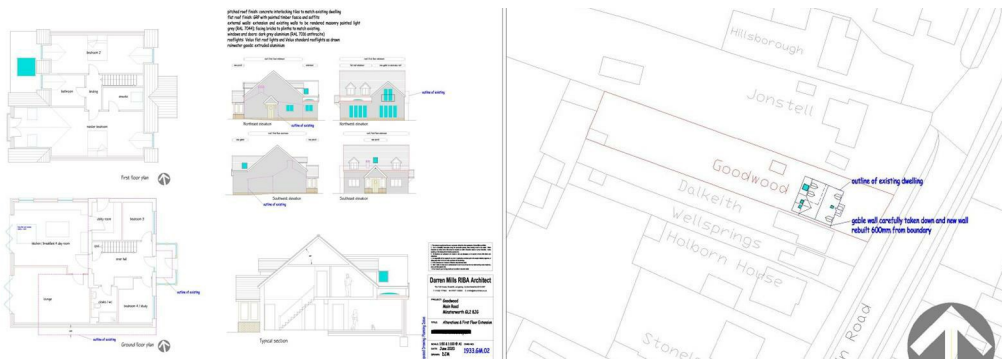
Minsterworth, Gloucester, GL2 8JG

**£275,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this two bedroom detached bungalow situated in a popular village location only a few minutes from the town centre.

Offered to the market with no onward chain and benefitting from granted planning permission to replace the existing dwelling with a three/ four bedroom house, we advise early viewings to avoid disappointment !



### Porch

Accessed via upvc double glazed door, side aspect upvc double glazed windows. Door to:

### Entrance Hall

Telephone point, access to loft space. Doors lead off:

### Lounge 14'9" x 13'6" (4.52m x 4.13m)

Tv point, power points, feature fireplace, front aspect upvc double glazed window. Door to:

### Kitchen 13'3" x 8'1" (4.04m x 2.47m)

Range of base, wall and drawer mounted units, roll edge worktop, sink unit with drainer and mixer tap over. Appliance points, power points, double oven/ grill with four ring hob and extractor over. Space for washing machine, tumble drier, dishwasher and fridge/ freezer. Vinyl flooring, rear aspect upvc double glazed window, side aspect upvc double glazed door leading to the garden.

### Bathroom

Suite comprising panelled bath with shower attachment over, low level wc, pedestal wash hand basin, rear aspect upvc double glazed window.

### Bedroom One 15'5" x 12'7" (4.70m x 3.84m)

Tv point, power points, front and rear aspect upvc double glazed window.

### Bedroom Two 11'3" x 8'11" (3.45m x 2.74m)

Power points, eletrci radiator, rear aspect upvc double glazed window.

### Outside

To the front of the property there is an enclosed driveway providing off road parking for multiple vehicles.

A concrete path to the side of the property provides access to the rear garden via wooden gate.

To the rear there is an enclosed garden measuring in excess of 200ft with various outbuildings and workshops.

### Agents Note

We are advised that that the property benefits from granted planning permission for a: 3/4 Bedroom Replacement Dwelling.

More information can be found on the Tewkesbury Borough Council website using reference: 20/00522/FUL

### Local Authority

Tewkesbury Borough Council  
Council Tax Band: C

### Tenure

Freehold

### Services

Mains water, electricity and drainage.

### 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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		13	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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