



## 66 Laynes Road

Hucclecote, Gloucester, GL3 3PY

**Offers in excess of £375,000**



We are delighted to welcome to the open market this beautifully presented two double-bedroom semi-detached bungalow located on Laynes Road. Having been modernised throughout, this stunning home offers a stylish and contemporary interior, making early viewing absolutely essential.

The living accommodation comprises of: Entrance porch, hallway, OPEN PLAN Kitchen/Diner, lounge, two bedrooms & bathroom. Outside to the rear we have an enclosed garden along with a purpose built guest room which could be a office.



### Entrance Porch 7'2" x 2'11" (2.19 x 0.90)

Approached via double glazed front door, two Upvc double glazed frosted window to side, door through to:

### Hallway

Radiator, laminate flooring, access to loft via hatch, fuse panel, doors leading to both bedrooms, bathroom & lounge.

### Lounge 16'9" x 10'11" (5.12 x 3.33)

Television point, radiator, power points, opening through to:

### Dining Area 19'4" x 7'11" (5.91 x 2.42)

Upvc double glazed french doors to rear with integral blinds, Two Upvc double glazed windows to rear with integral blinds,, Upvc double glazed door to side, with integral blinds, three sky lights, laminate flooring, radiator, power points. opening to:

### Kitchen 8'11" x 7'10" (2.74 x 2.41)

Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, built in dishwasher & washing machine, cupboard housing combination boiler, power points, partly tiled walls, laminate flooring.

### Bedroom 1 11'10" x 10'9" (3.63 x 3.30)

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

### Bedroom 2 9'0" x 8'11" (2.75 x 2.72)

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

### Bathroom 8'3" x 7'3" (2.52 x 2.22)

Two Upvc frosted double glazed windows to side, four piece suite comprising of shower cubicle, panelled bath, low level wc & pedestal wash hand basin, tiled walls, recessed down lights, laminate flooring, heated towel rail.

### Rear Garden

A beautifully maintained garden which is partly paved, partly laid to artificial lawn, cold water tap, a private terrace. Door to outbuilding/ office/bedroom, partly covered side area with gated access.

### Outbuilding/ Bedroom 11'3" x 8'2" (3.45 x 2.49)

Accessed via Upvc double glazed doors, Windows to both front & side. Power & lighting.

### Tenure

Freehold.

### Services

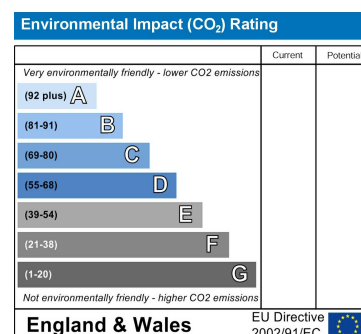
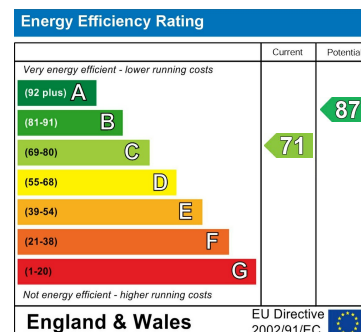
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### 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.



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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