



9 Mickle Mead

Highnam, Gloucester, GL2 8NF

£395,000



Murdock & Wasley Estate Agents are pleased to present this extended three-bedroom detached house situated in the desirable village of Highnam. Featuring spacious accommodation, including a fantastic kitchen/diner and three double bedrooms, this property also offers a home office, an enclosed garden, and a driveway.

We believe this home will appeal to a wide range of purchasers and strongly recommend scheduling an early viewing early to avoid missing out!



Entrance Hall

Accessed via composite door, power points, radiator, wooden door to storage cupboard and understairs storage cupboard, stairs to first floor landing, solid wooden flooring, coving. Doors lead off:

Cloakroom

Low level wc, vanity wash hand basin with storage below and mixer tap over, radiator, tiled splashback, solid wooden flooring, front aspect frosted upvc double glazed window.

Kitchen/Diner

Range of base, drawer and wall mounted units, sink unit with mixer tap over, Quartz worksurfaces. Appliance points, power points, eye level double oven/grill, induction hob with extractor hood over. Integral fridge, further tall fridge/freezer and dishwasher, space for dining table and chairs. Wall mounted radiator, solid wooden flooring, inset ceiling spotlights, two Velux roof lights with electric blinds, side and rear aspect upvc double glazed window and side aspect upvc double glazed French doors leading to the garden.

Lounge

Tv point, power points, two radiators, feature fireplace, coving, front aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden.

Landing

Power point, access to loft space.

Bedroom One

Tv point, power points, radiator, fitted wardrobe, coving, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, coving, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, fitted wardrobe, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, concealed low level wc, vanity wash hand basin with storage unit. Heated towel rail, fully tiled walls, two recessed shelves, inset ceiling spotlights, coving, rear aspect frosted upvc double glazed window.

Outside

At the front of the property a block paved driveway provides off road parking for two vehicles.

A wooden gate provides side access to the rear garden.

To the rear of the property there is an enclosed garden that comprises of a flagstone patio suitable for table, chairs and entertaining. This steps onto a flat lawn with wooden shed.

From the garden, you are able to access the:

Garage

Currently converted to a study & utility however this could be easily returned to a garage with the removal of a stud wall.

Study

Power points, electric heater, solid wooden flooring, inset ceiling spotlights, rear aspect upvc double glazed door leading to the garden.

Utility

Power points, solid wooden flooring, inset ceiling spotlights, coving.

Agents Notes:

*Planning permission to extend further into a four bedroom.

*Tewkesbury Borough Council planning ref: 22/00222/FUL

*Electric underfloor heating in kitchen/breakfast room

*Consumer unit updated approximately 4 years ago

*Worcester gas boiler approximately 4 years old, it also has the Worcester Wave thermostat

*All windows and doors have been replaced in the last 4 years

Tenure

Freehold

Local Authority

Tewkesbury Borough Council

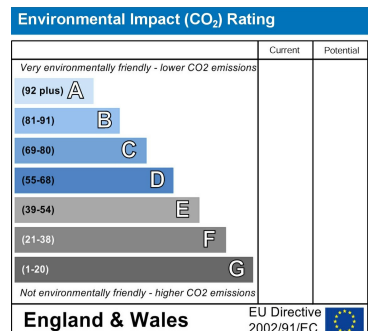
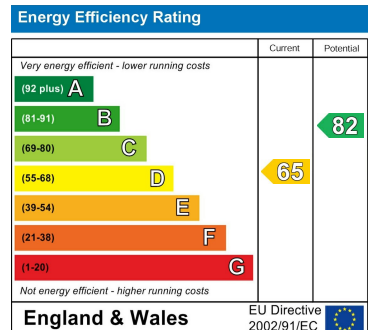
Council Tax Band: D

Services

Mains water, gas, 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.



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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdoch & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

