



6 Laynes Road

Hucclecote, Gloucester, GL3 3PY

Offers in excess of £260,000



Murdock & Wasley Estate Agents are pleased to present this two-bedroom, semi-detached bungalow situated in a popular and convenient location close to local amenities and superb transport links.

Offered to the market with no onward chain, this property features an enclosed, private garden, as well as a driveway and garage.



Entrance Hall

Accessed via upvc double glazed door. Power points, radiator, access to loft space. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, rolled edge laminate worktops, stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/ grill with electric hob and extractor hood over. Space for fridge/ freezer and washing machine. Partly tiled walls, tiled flooring, gas fired combination boiler, rear aspect upvc double glazed window.

Lounge

Tv point, telephone point, power points, radiator, rear aspect upvc double glazed windows and French doors leading to the garden.

Bedroom One

Power points, radiator, built in wardrobes with mirror sliding doors, front aspect upvc double glazed window.

Bedroom Two

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

Bathroom

Suite comprising low level wc, pedestal wash basin,

shower cubicle with electric mira shower, heated towel rail, tiled flooring, partially tiled walls, panelled walls, side aspect upvc double glazed window.

Outside

To the front there is a part block paved and gravelled driveway which provides parking for up to three vehicles.

To the rear of the property there is a private garden with a lawn and a patio area, perfect for setting up tables and chairs for entertaining.

Garage

Accessed via up 'n' over door, access to garden via side door, power and lighting, window to side.

Tenure

Freehold

Services

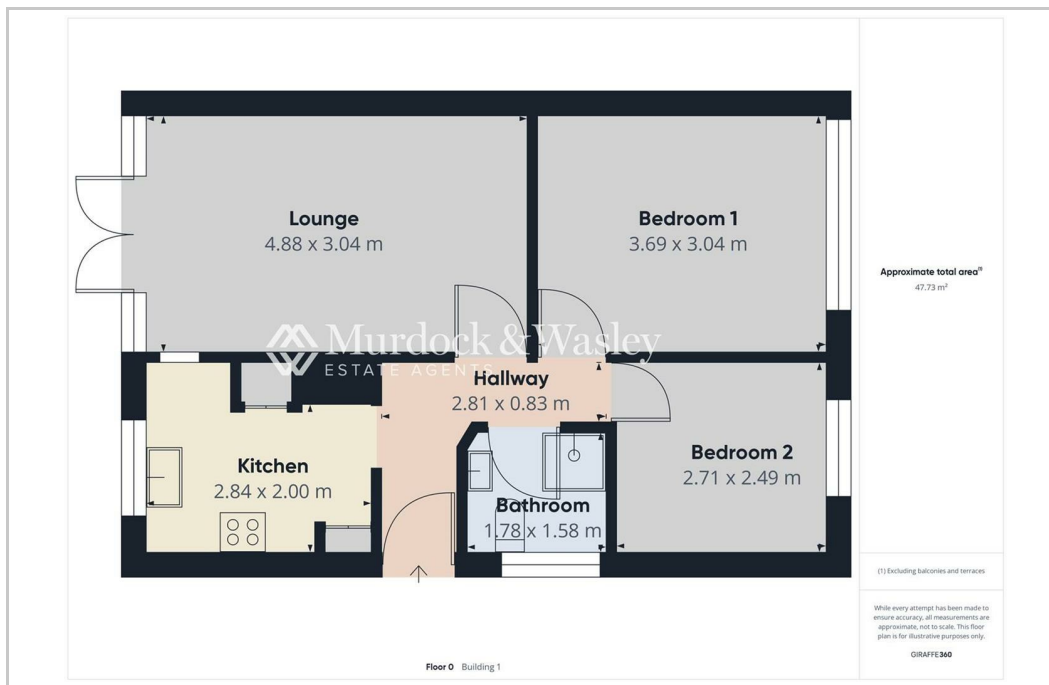
Mains water, gas, electricity and drainage.

Local Authority

Gloucester County Council
Council Tax Band: C

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			89
(81-91) B			
(69-80) C		71	
(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	

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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