



**8 Lambert Gardens, Shurdington GL51 4SW**  
**£415,000**





## 8 Lambert Gardens, Shurdington GL51 4SW

• Detached bungalow • Modern open plan kitchen/dining room • Wet room • Enclosed rear garden with patio area • Garage and off road parking • On bus routes to Cheltenham and Gloucester and convenient access to the motorway • Gas central heating and double glazing • Chain free • Tewkesbury Borough Council; Tax Band E; £2,539.63 (2024/2025) • EPC rating D55



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£415,000**

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### Entrance Hall

Radiator, access to loft via hatch which is partially boarded with a light and an integrated ladder, doors to all rooms.

### Bedroom One

Double glazed bay window to front elevation, radiator.

### Bedroom Three

Double glazed window to side elevation, radiator, laminate flooring.

### Living Room

Double glazed bay window to front elevation, inset gas fireplace with surround, radiator.

### Bedroom Two

Double glazed French doors to rear elevation, double glazed door to side elevation, airing cupboard housing boiler, door to;

### Ensuite WC

WC, wash hand basin.

### Wet Room

Double glazed obscure window to rear elevation, shower, vanity wash hand basin, WC, tiled splash backs, extractor fan, heated towel rail.

### Kitchen

A range of matching wall and base units with laminate work surface over and matching upstands, inset one bowl ceramic Belfast sink with drainer unit and mixer tap, integrated "Neff" electric hob with stainless steel extractor hood over, integrated "Neff" oven, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, inset ceiling spot lights, wood effect laminate flooring, opening into;

### Dining Room

Fully double-glazed with French doors to the side elevation leading out into the garden, two vertical modern radiators, and wood effect laminate flooring.

### Outside

To the front of the property, there is a driveway providing off road parking, gravelled areas and gated side access leading into the garden. To the rear of the property, the garden is fully enclosed and is mainly laid to lawn with mature shrub and gravelled borders, two patio seating areas and a useful tap.

### Garage

Electric up and over door to front elevation, power and lighting, opening into further storage space which also has power and lighting.

### Location

The Village of Shurdington lies 3 miles from Cheltenham Town Centre, with regular bus services to both Cheltenham, Gloucester and Stroud. It also provides easy access to the M5 just 3 miles away. The Village offers a primary school, parish church, village store, and post office as well as 2 popular pubs.

### Material Information

Tenure - Freehold

Council Tax Band E

Tewkesbury Borough Council - £2,539.63 per annum 2024/25

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

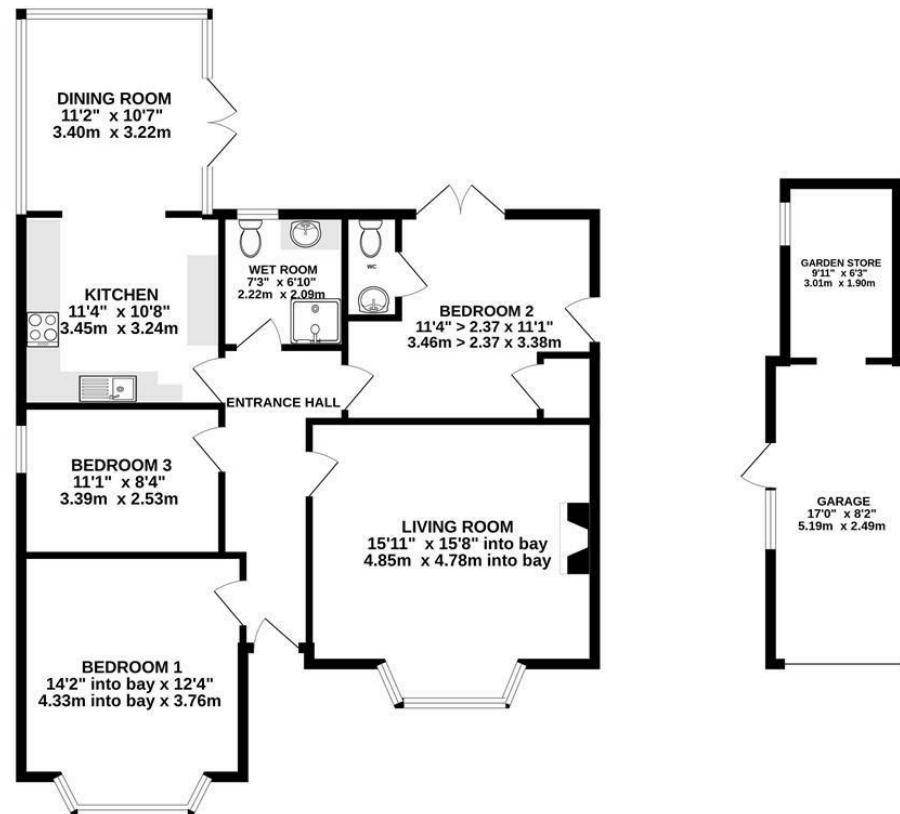
Heating: Gas central heating

Broadband speed: Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone (Limited), EE (Limited), and O2 (Likely)



GROUND FLOOR  
1212 sq.ft. (112.6 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		74
69-80 <b>C</b>		
55-68 <b>D</b>	55	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





