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## **14 Muzzle Patch, Tibberton, GL2 8EE**

**£329,950**

A stylish and beautifully presented bungalow. You will notice as you walk into the property the open plan light and airy space, ready to move into! \*CHAIN FREE\*

Muzzle Patch in Tibberton is a picturesque residential area located about 5 miles from both Gloucester and Newent. This area is known for its strong community spirit, with amenities such as a village hall, chapel, and primary school. The residents benefit from a communal field for recreational use and often participate in local events.

### Entrance Porch

Lounge/Dining Room 35'7 x 9'11 (10.85m x 3.02m)

Sitting Room 18'8 x 12'1 (5.69m x 3.68m)

Kitchen 9'11 x 9'7 (3.02m x 2.92m)

### Utility

Bedroom 1 12'3 x 11'7 (3.73m x 3.53m)

Bedroom 2 12'11 x 9'3 (3.94m x 2.82m)

Bedroom 3 14'7 x 6'0 (4.45m x 1.83m)

### Bathroom

### OUTSIDE

Double parking space at front of the property leading to the garage

The SOUTH facing garden benefits a large decked area, tiled patio ideal space for entertaining.

Exclusive to residents of the street a two acres of maintained land surrounding protected Oak trees. Views to the Malvern hills. ( There is a maintenance charge of £200 PA for use of the residents communal field and upkeep of the surrounding area.)

### Services

Mains drainage, oil

Forest of Dean district council tax band D

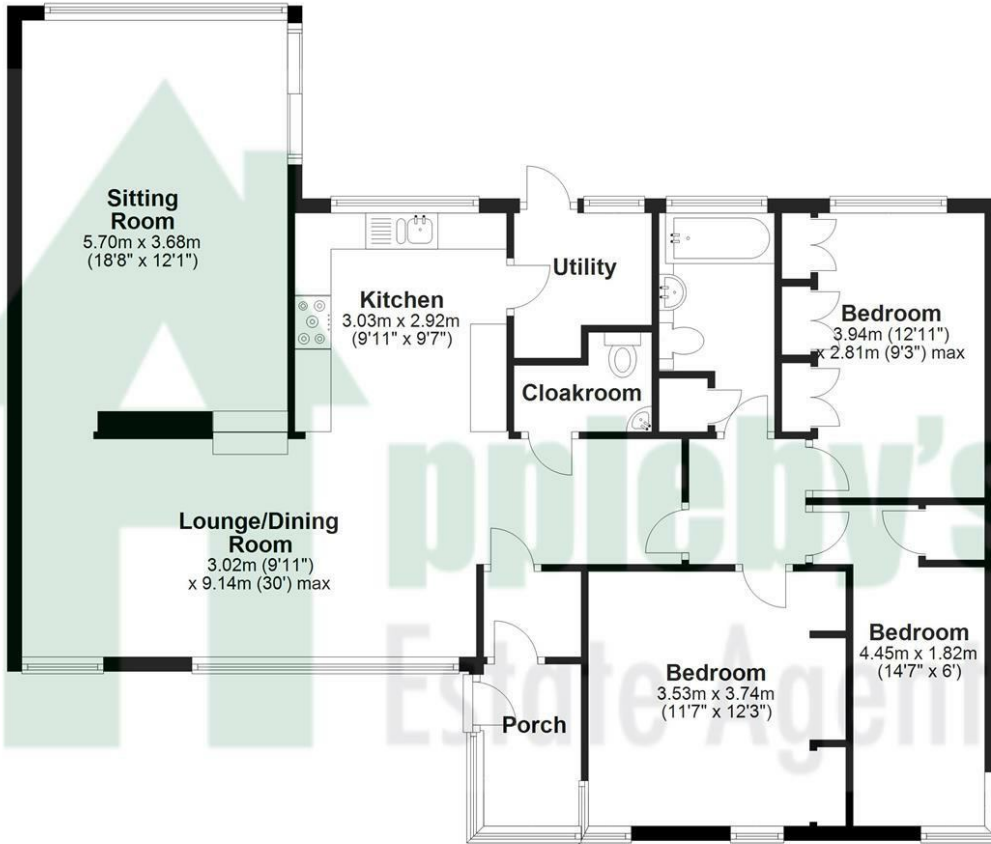
### Tenure

Freehold

# Floor Plan

## Ground Floor

Approx. 108.7 sq. metres (1169.5 sq. feet)



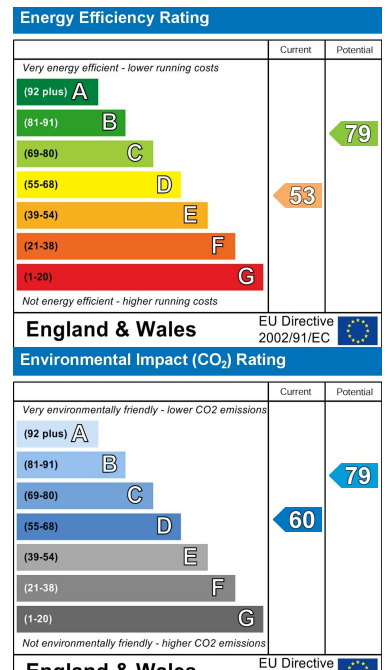
Total area: approx. 108.7 sq. metres (1169.5 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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