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36 Mayfield Drive, Hucclecote, GL3 3DU

£415,000

A charming location for this extended and very well presented three/four bedroom bungalow situated in a corner plot.

This bungalow boasts an open plan kitchen/dining/ family room, a perfect social space for entertaining, separate Utility and Ensuite to master bedroom. Benefitting detached single garage and off road parking *CHAIN FREE*

Entrance Hall

Kitchen/Dining Family Room

Utility Room

Bedroom 1 16'6 x 10'8 (5.03m x 3.25m)

Ensuite

Bedroom 2/ Lounge 13'7 x 10'8 (4.14m x 3.25m)

Bedroom 3 10'10 x 10'0 (3.30m x 3.05m)

Bedroom 4 9'10 x 8'10 (3.00m x 2.69m)

Bathroom

OUTSIDE

Situated in a corner plot , front garden laid to lawn the off road parking is to the rear giving access to the detached single garage.

The rear garden is mainly laid to lawn, patio, personal door to garage and side gated access.

Services

Mains drainage, gas

Gloucester City Council tax band C

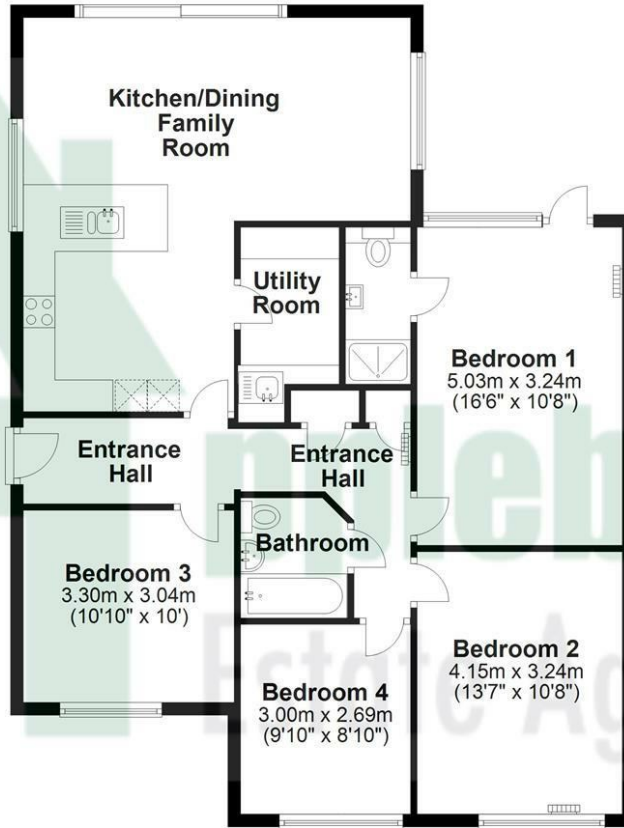
Tenure

Freehold

Floor Plan

Ground Floor

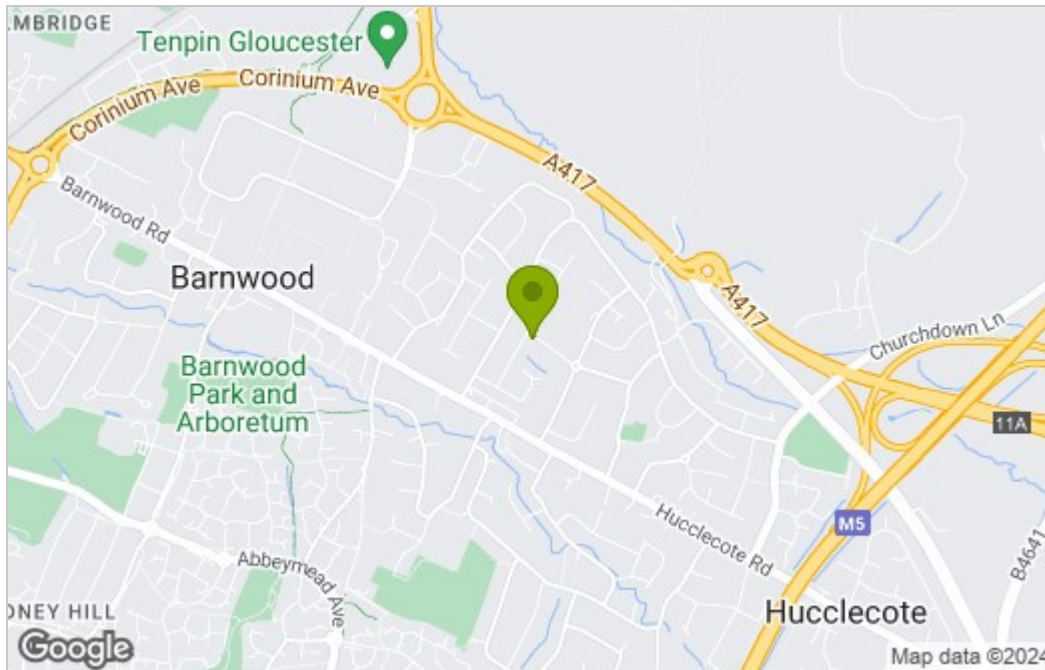
Approx. 101.7 sq. metres (1094.9 sq. feet)



Total area: approx. 101.7 sq. metres (1094.9 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		76	
(69-80) C			
(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 (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B		77	
(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	

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