



## 70 Laynes Road, Gloucester, GL3 3PY

Asking Price £375,000

### Two-Bedroom Detached Bungalow with Conservatory, Garage & No Onward Chain

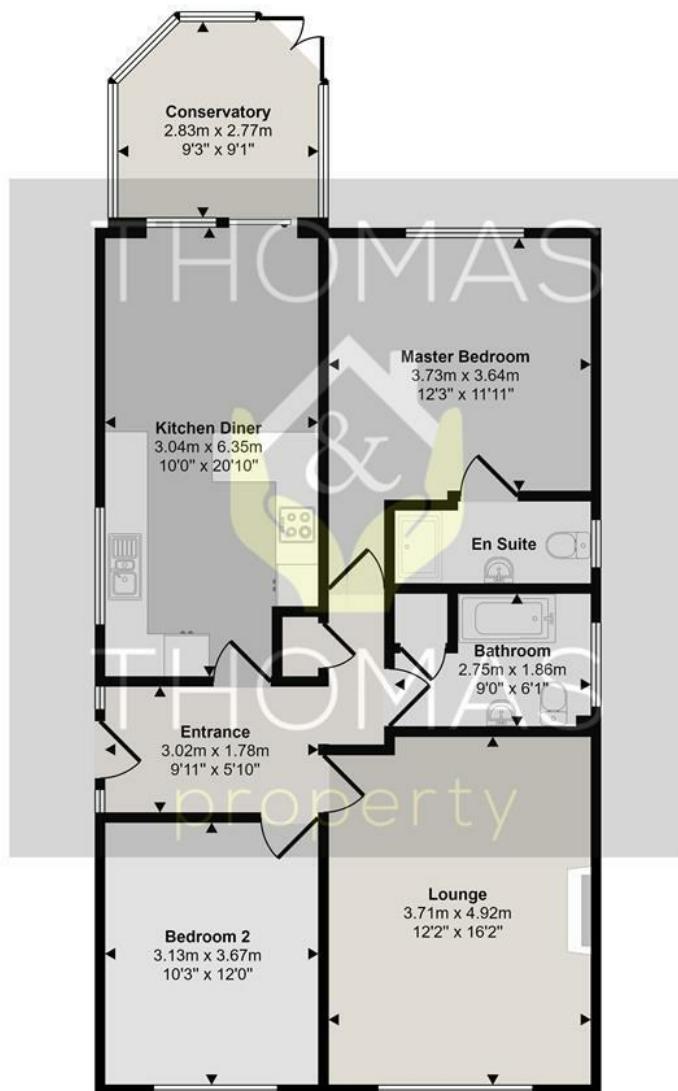
Situated in a quiet and well-regarded residential area, this well-maintained two-bedroom detached bungalow offers comfortable single-level living with the added benefits of a detached garage, ample driveway parking, and no onward chain.

The accommodation comprises a spacious lounge, a fitted kitchen, two generously sized bedrooms – including a primary bedroom with en-suite facilities – and a modern family bathroom. A standout feature of the home is the conservatory, providing a bright and versatile additional living space that overlooks the garden.

Outside, the property boasts a low-maintenance rear garden laid to patio – perfect for outdoor dining or relaxing without the upkeep. A detached garage and extensive driveway provide plenty of off-road parking.

This bungalow presents an ideal opportunity for downsizers, retirees, or anyone seeking a quiet, easy-to-manage home in a desirable location.

- Detached two-bedroom bungalow
- En-suite to main bedroom
- Conservatory overlooking rear garden
- Low-maintenance patio garden
- Detached garage and ample driveway parking
- No onward chain

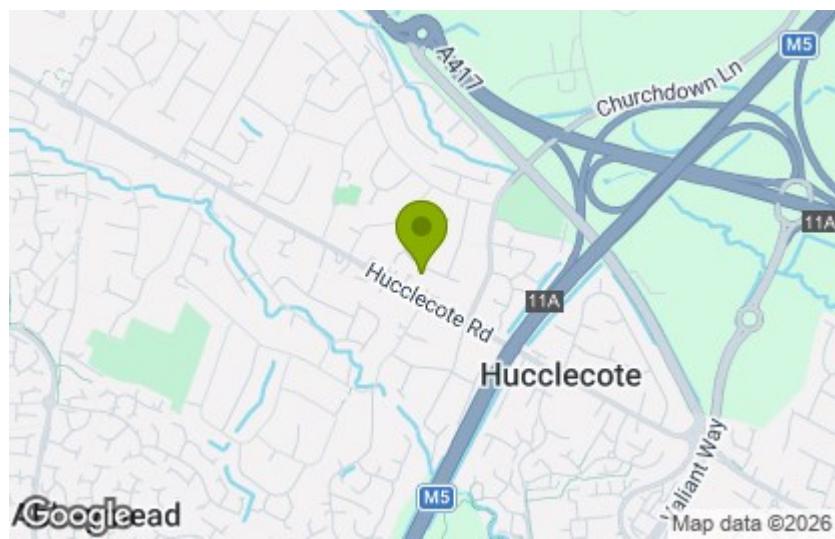


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	EU

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU



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 firms employment has the authority to make or give any representation or warranty in respect of the property.