



2 Muzzle Patch, Tibberton, Gloucester, GL2 8EE

£265,000

Farr & Farr

Sales
Lettings

2 Muzzle Patch

Tibberton, Gloucester, GL2 8EE

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

AN ARCHITECT DESIGNED SEMI DETACHED BUNGALOW IN NEED OF REFURBISHMENT IN THE HEART OF THIS POPULAR VILLAGE

Muzzle Patch is a small development of bungalow's situated in the heart of the village of Tibberton just 5 miles to the north west of Gloucester.

Number 2 is a very spacious and well planned architect designed semi detached bungalow that is now in need of refurbishment. Internally, there are three full bedrooms as well as a fourth bedroom/study, a large sitting room on a split level with separate dining room, a well fitted kitchen and shower room. It is double glazed throughout and to the exterior has enclosed gardens to the rear as well as gardens of the front and a double garage.

- THREE/FOUR BEDROOMS
- LARGE SITTING ROOM
- DINING ROOM
- STUDY/BEDROOM FOUR
- KITCHEN
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- DOUBLE GARAGE
- PRIVATE REAR GARDENS





ENTRANCE PORCH

UPVC double glazed sliding door. Tiled floor and UPVC glazed door to:-

ENTRANCE HALL

Warm air duct.

CLOAKROOM

Low-level WC. Corner wash hand basin. Part tiled walls.

INNER HALL

Airing cupboard with factory lagged cylinder, immersion heater and shelving. Ceiling light. Wall light point. Warm air duct. Opening arch to:-

DINING ROOM

16' 3" x 10' 0" (4.95m x 3.05m)

Cupboard housing electric boiler. UPVC double glazed French doors to terrace and garden. Warm air ducts. TV point. Arch and steps to sitting room. Arch the kitchen and double doors to:-

STUDY/BEDROOM 4

10' 0" x 7' 2" (3.05m x 2.18m)

Wall light point

SITTING ROOM

17' 2" x 11' 8" (5.23m x 3.56m)

Brick fireplace with woodburning stove. Warm air ducts. Two wall light points. Window to the front. UPVC double glazed sliding patio doors to the front terrace.

KITCHEN

10' 0" x 8' 6" (3.05m x 2.59m)

Inset one and a half bowl sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Built-in Neff oven with four ring hob and extractor hood. Built in washing machine. Fridge and freezer. Built in dishwasher. Window to the front.





BEDROOM 1

12' 0" x 11' 6" (3.66m x 3.50m)

Night storage heater. Wall light points. Part vaulted ceiling. Walk-in wardrobe cupboard. Warm air duct.

BEDROOM 2

10' 1" x 9' 3" (3.07m x 2.82m)

Warm air duct. Wardrobe cupboard. Part vaulted ceiling.

BEDROOM 3

11' 8" x 6' 9" (3.56m x 2.06m)

Warm air duct. Wardrobe cupboard. Part vaulted ceiling.

SHOWER ROOM

Fully tiled shower cubicle. Low level WC with concealed cistern. Wash hand basin. Fully tiled walls. Vinyl floor. Electric wall heater.

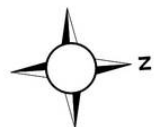
Front Garden

Wide path to the front door with gardens to either side and hedge borders.

Rear Garden

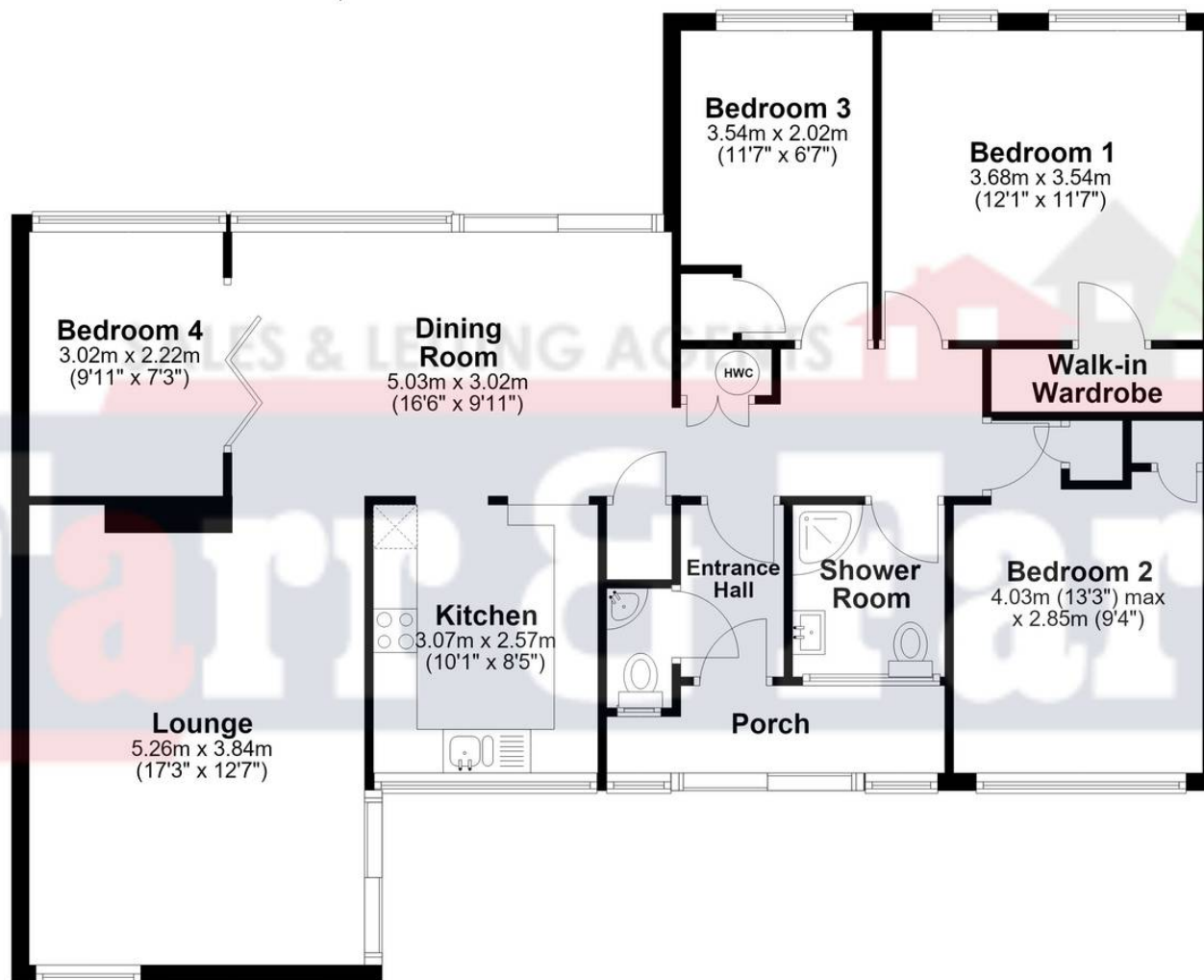
Of a good size, predominantly laid to lawns with paved terrace. Mature tree. Fencing and hedges giving a degree of privacy. Wide side access. Outside light and tap.





Ground Floor

Approx. 104.6 sq. metres (1125.8 sq. feet)



Total area: approx. 104.6 sq. metres (1125.8 sq. feet)

Farr & Farr

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