



## 17 Brookside

Newent, GL18 1RB

**£290,000**



Murdock & Wasley Estate Agents are delighted to present this well-presented and rarely available two-bedroom bungalow, situated in a highly sought-after area of Newent. Offered to the market with no onward chain, the property benefits from ample off-road parking, attractive garden, detached garage and a convenient location within easy reach of local amenities and fantastic transport links.



### Entrance Hall

Accessed via double glazed door, power point, radiator, access to loft space, wooden door to airing cupboard, wooden door to storage cupboard. Doors lead off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Space for cooker, washing machine, dishwasher and fridge/ freezer. Partly tiled walls, rear aspect upvc double glazed window and side aspect door to driveway.

### Lounge

Tv point, power points, radiator, feature gas fireplace, inset ceiling spotlights, coving, rear aspect upvc double glazed sliding door.

### Bedroom One

Power points, radiator, built in wardrobes, coving, front aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, built in wardrobes, coving, inset ceiling spotlights, front aspect upvc double glazed window.

### Shower Room

Suite comprising step in double shower cubicle, low level wc, pedestal wash hand basin. Heated towel rail, shaver point, upvc wall panelling, tiled walls, inset ceiling spotlights, side aspect upvc double glazed window.

### Outside

The property enjoys an attractive and well-maintained

frontage, featuring a neat lawn bordered by established shrubs and planting. A generous driveway to the side provides ample off-road parking and leads to the entrance door and detached garage.

The garage is accessed via up and over door and benefits from power, lighting and a convenient personnel door.

The rear garden is attractively landscaped and designed for low maintenance, featuring a combination of patio and gravelled areas complemented by well-stocked borders and mature shrubs. A central planting area with ornamental stone detailing creates a focal point, while fenced boundaries provide a good degree of privacy. The space offers a pleasant setting for relaxing or entertaining, with pathways allowing easy access around the garden.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

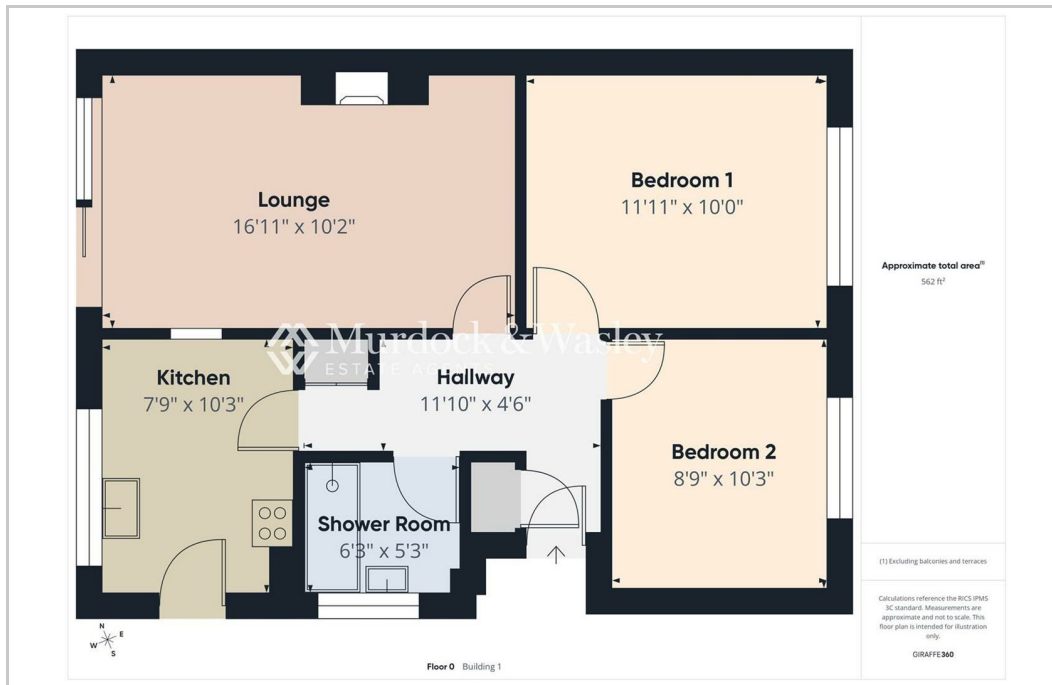
### Local Authority

FODDC

Council Tax Band: C

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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		62	70
		EU Directive 2002/91/EC	

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	

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

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

