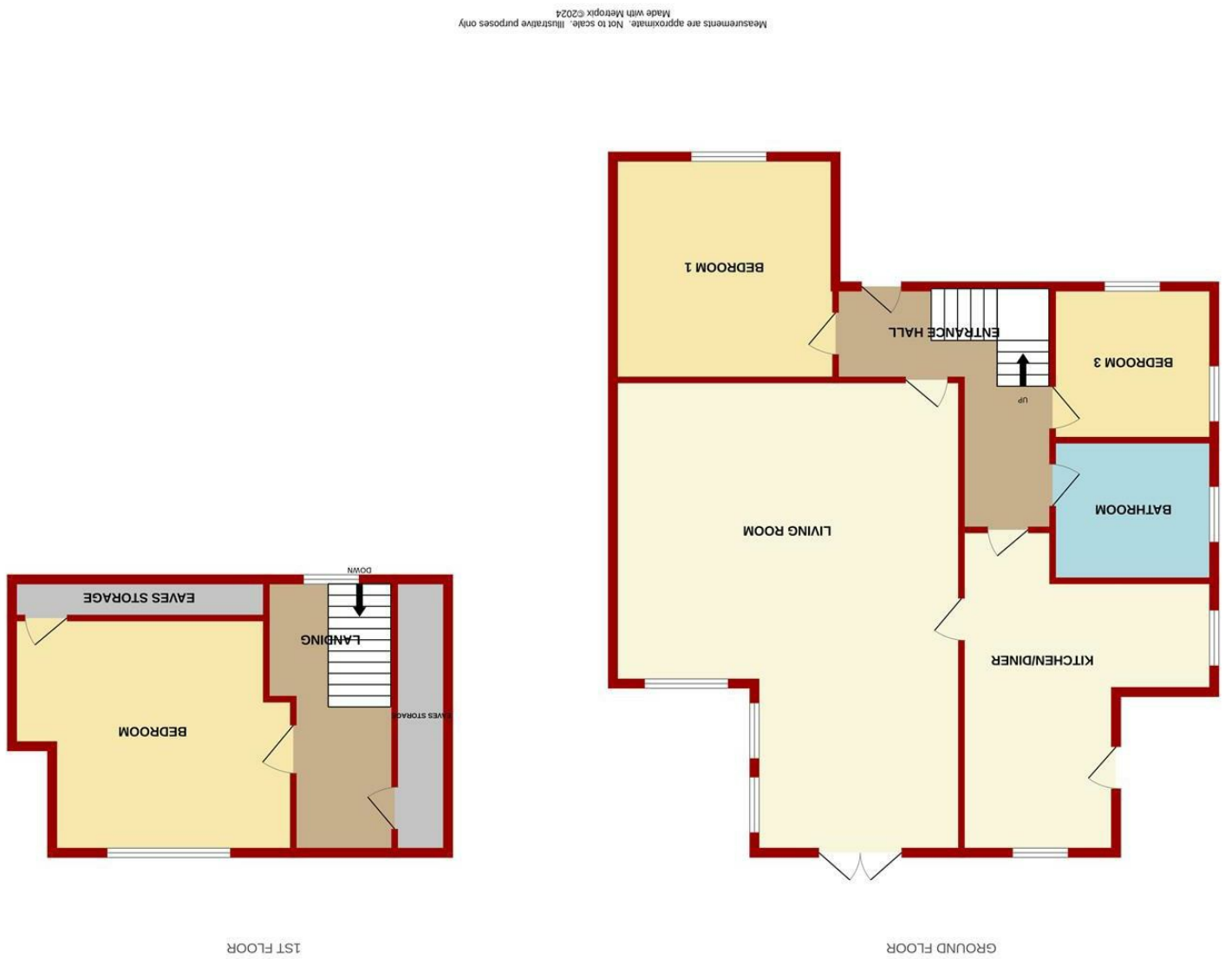
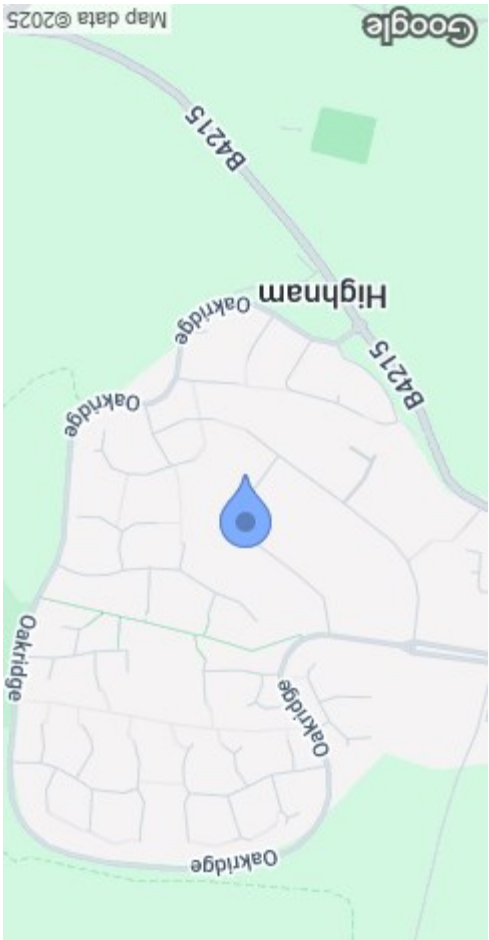


Energy Efficiency Rating	England & Wales	EU Directive 2002/91/EC
<p>Very Energy Efficient - Air Conditioning</p> <p>95-100</p> <p>A</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>95-100</p> <p>A</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>95-100</p> <p>A</p>
<p>Very Energy Efficient - Air Conditioning</p> <p>81-95</p> <p>B</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>81-95</p> <p>B</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>81-95</p> <p>B</p>
<p>Very Energy Efficient - Air Conditioning</p> <p>69-81</p> <p>C</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>69-81</p> <p>C</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>69-81</p> <p>C</p>
<p>Very Energy Efficient - Air Conditioning</p> <p>55-69</p> <p>D</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>55-69</p> <p>D</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>55-69</p> <p>D</p>
<p>Very Energy Efficient - Air Conditioning</p> <p>49-55</p> <p>E</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>49-55</p> <p>E</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>49-55</p> <p>E</p>
<p>Very Energy Efficient - Air Conditioning</p> <p>41-49</p> <p>F</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>41-49</p> <p>F</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>41-49</p> <p>F</p>
<p>Very Energy Efficient - Air Conditioning</p> <p>31-41</p> <p>G</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>31-41</p> <p>G</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>31-41</p> <p>G</p>
<p>Very Energy Efficient - Air Conditioning</p> <p>21-31</p> <p>H</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>21-31</p> <p>H</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>21-31</p> <p>H</p>
<p>Very Energy Efficient - Air Conditioning</p> <p>13-21</p> <p>I</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>13-21</p> <p>I</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>13-21</p> <p>I</p>
<p>Very Energy Efficient - Air Conditioning</p> <p>1-13</p> <p>J</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>1-13</p> <p>J</p>	<p>Very Energy Efficient - Air Conditioning</p> <p>1-13</p> <p>J</p>



STEVE GOOCH
ESTATE AGENTS | EST 1985

£450,000

SPACIOUS THREE BEDROOM DETACHED DORMER BUNGALOW situated in the EVER POPULAR VILLAGE OF HIGHNAM, being REFURBISHED TO A HIGH STANDARD and offering LIGHT AND AIRY ACCOMMODATION, OFF ROAD PARKING, DETACHED GARAGE with ANNEXE POTENTIAL, ENCLOSED REAR GARDEN IN EXCESS OF 100 FT and NO ONWARD CHAIN.

The village of Highnam has previously been awarded 'Best Kept Village' and is a hive of local community activity, with many groups using the popular community hall and rooms near the church. It offers amenities to include a well respected C of E primary school, day nursery, shop / post office, church and doctor's surgery, with further facilities available in both Gloucester (approximately 2 miles away) and Newent (approximately 7 miles away) which is also the senior school catchment area, and where a wider variety of shops, schools, churches of various denominations, health, sports and community centres, libraries etc. can be found. There is also a bus service to Gloucester, Newent and other surrounding areas.

Sporting and Leisure pursuits within the area include a choice of Golf Clubs with an 18 hole Golf Course in Highnam itself, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active local Rugby, Football, Cricket and Hockey Clubs, etc.

For the commuter access can be gained to the M5 motorway (junction 11) via the A40 by-pass for connection with the M50 motorway, the Midlands, and the North, Wales, London and the South.



SPACIOUS ENTRANCE HALL

Via part glazed composite door, light and airy, power points, under stairs storage space, radiator, stairs to the first floor. Oak door to:

KITCHEN
18'40 x 12'75 (5.49m x 3.66m)

Shaker style kitchen comprising a range of base, drawer and wall mounted units, one and a half bowl single drainer sink unit, mixer tap, space for washing machine, built-in dishwasher, built-in oven, space for fridge/freezer, inset ceiling lights, radiator, side and rear aspect windows with the rear having a lovely outlook over the garden, upvc double glazed door to the side.

LOUNGE
25'37 x 19'87 (7.62m x 5.79m)

Light and iary room, fireplace with inset wood burner, tiled surround, wood mantel over, tv point, power points, two radiators, decorative coving with lighting, three rear aspect windows overlooking the garden, upvc double glazed double doors to the rear patio with a lovely outlook.

BEDROOM 1
12'11 x 11'11 (3.94m x 3.63m)

Radiator, power points, tv point, front aspect window.

BEDROOM 3/OFFICE
9'37 x 7'60 (2.74m x 2.13m)

Radiator, power points, tv point, front and side aspect windows.

BATHROOM

Newly fitted white suite comprising P-shaped bath with shower attachment and rainfall shower over, low level w.c., vanity wash hand basin, mixer tap, cupboard below, heated towel rail, fully tiled walls, inset ceiling lights, extractor fan, side aspect frosted window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to eaves storage space, power points, front aspect window.

BEDROOM 2
12'89 x 12'00 (3.66m x 3.66m)

Power points, tv point, radaitor, access to eaves storage, rear aspect window overlooking the garden with a lovely outlook.

OUTSIDE

There is a driveway suitable for PARKING SEVERAL VEHICLES which leads down the side of the property to a DETACHED SINGLE GARAGE via up and over door, door to the front as well as via personal use door to the side with brick built shed behind which would be a convenient space for a home office. The garage further benefits from french doors and has potential to be converted into a one bedroom annexe.

To the rear of the property, elevated patio area offers a convenient space for seating and entertaining. The patio area steps down to a large lawned area measuring approximately 130ft in length and enclosed with fenced borders.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES
Severn Trent - to be advised.

LOCAL AUTHORITY
Council Tax Band: E.
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Gloucester, proceed along the B4215 to Highnam, go straight over the painted roundabout and take the next turning right into Lassington Lane. Follow the road around to the right into Maidenhall and then turn right into Maidenhall where the property can be found.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.

