



14 Highbank Park

Longford, Gloucester, GL2 9DY

Offers in excess of £400,000



We are delighted to present this stunning detached bungalow, positioned within a peaceful and highly sought-after cul-de-sac. The property has been thoughtfully extended and modernised, offering flexible and versatile accommodation to suit a range of living arrangements.

Ideal for those seeking a self-contained annex or requiring accessibility-friendly living, the home also boasts impressive open-plan living spaces, perfect for modern family life.

An exceptional opportunity to acquire a home that seamlessly combines practicality with contemporary style in a fantastic location. Early viewing is highly recommended to fully appreciate all that this unique property has to offer.



Entrance Hallway

Approached via Upvc double glazed door, laminate flooring and heated via a wall mounted radiator. Storage cupboard and doors to bedrooms one and two, lounge and bathroom. Access to loft via hatch with ladder.

Open Plan Kitchen/Diner/Living Area

UPVC double glazed windows and bi-fold doors to the rear, along with two skylights, flood this wonderful open-plan space with natural light. The room features a modern fitted kitchen with a range of built-in appliances, flowing seamlessly into a spacious dining and living area overlooking the rear garden. Further benefits include a television point, radiators, and power points throughout.

Bedroom 1 11'3 x 10'6 (3.43m x 3.20m)

UPVC double glazed window to front aspect. Wall mounted radiator, laminate flooring throughout, built in wardrobes and television point.

Shower Room

Skylight, non-slip wet room flooring to allow for disability access, wall mounted radiator and heated towel rail. Double shower cubicle, vanity unit with storage and mixer tap over, Low level WC and extractor fan.

Bedroom 2 9'4 x 8'6 (2.84m x 2.59m)

UPVC double glazed window to front aspect. Wall mounted radiator, laminate flooring throughout, built in wardrobes and television point.

Study

UPVC double glazed door and window to the front, radiator, and laminate flooring.

Bathroom

UPVC double glazed window to side aspect. Wall mounted radiator and laminate flooring. Panelled bath with electric shower over, pedestal sink with mixer tap over and low level WC.

Bedroom 3 16'0 x 9'7 (4.88m x 2.92m)

UPVC double glazed to rear aspect, laminate flooring throughout and a wall mounted radiator. Two UPVC patio doors to garden and skylight.

Rear Garden

Mainly laid to artificial lawn with gravelled and patio areas. Shed/ summerhouse. Enclosed by timber panel fencing.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester County Council- 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		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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

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