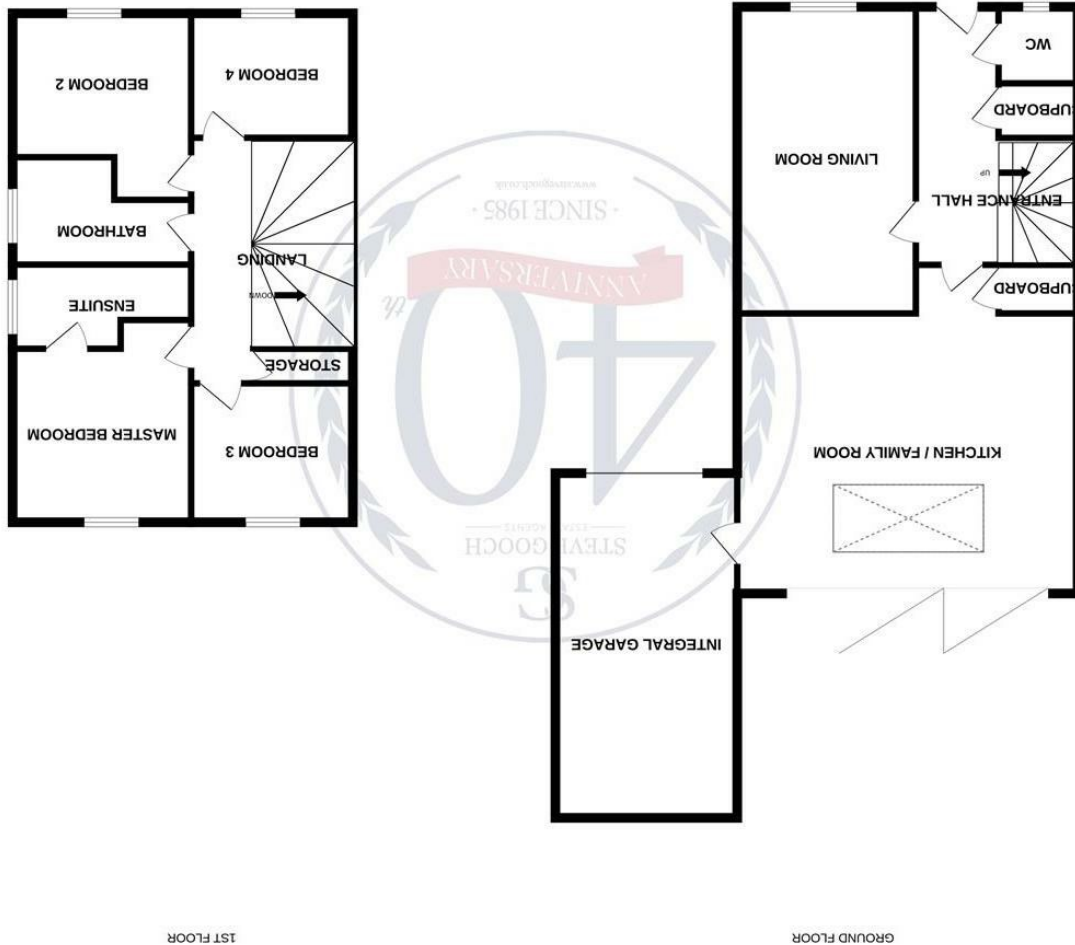
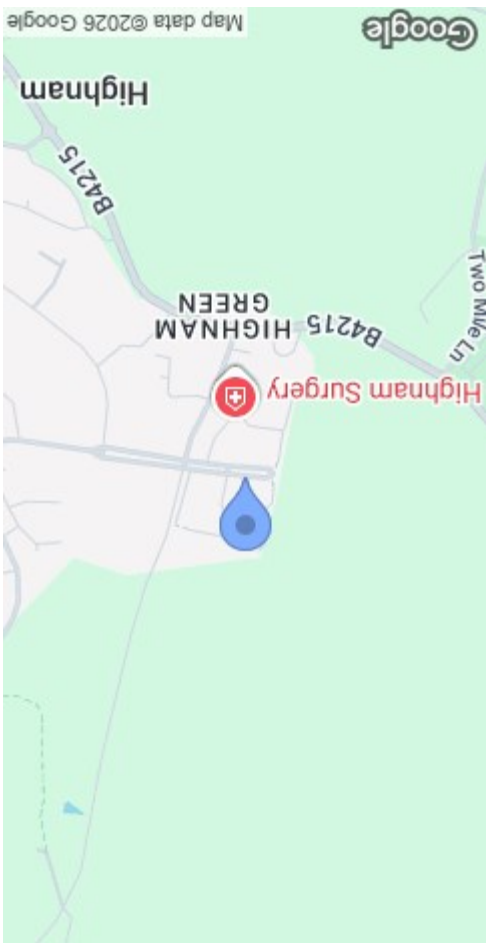




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 45-54 F: 35-44 G: 1-34	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



14 Mimosa Avenue  
 Highnam GL2 8FA

## Guide Price £495,000

A BEAUTIFULLY PRESENTED and EXTENDED FOUR BEDROOM DETACHED FAMILY HOME, KITCHEN / FAMILY ROOM measuring in EXCESS OF 20 FEET with LARGE CENTRAL ISLAND and ROOF LANTERN, SEPARATE LOUNGE, MASTER EN-SUITE, LOW MAINTENANCE GARDEN, GARAGE and OFF ROAD PARKING, PLANNING PERMISSION TO CONVERT THE GARAGE INTO A HABITABLE ROOM, CLOSE TO COUNTRYSIDE WALKS, situated in a SOUGHT AFTER VILLAGE LOCATION.

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.



Entrance via a UPVC part glazed frosted door into:

### ENTRANCE HALL

Herringbone wood effect LVT flooring, telephone point, radiator, inset ceiling spotlights, door to good sized storage cupboard with hanging space, stairs to the first floor.

### CLOAKROOM

Low-level WC, pedestal wash hand basin, radiator, Herringbone wood effect LVT flooring, front aspect UPVC double glazed window.

### KITCHEN / FAMILY ROOM

28'5 x 18'8 (8.66m x 5.69m)

Recently extended, this lovely modern kitchen comprises of base, wall and drawer mounted units, large built-in fridge, large built-in freezer, built-in double oven, four ring hob with hotplate, extractor fan over, feature centre island with wine fridge, sink unit with mixer tap over, cupboards below, wall mounted radiator, opening through to the family room.

The family room has a central lantern ceiling with space for sofas, TV point, radiator, rear aspect bi-fold doors onto the rear patio, door to understairs storage / pantry area, personal door to garage.

### LOUNGE

18'2 x 11'9 (5.54m x 3.58m)

Radiator, inset ceiling lights, front aspect UPVC double glazed window.

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

### LANDING

Radiator, access to loft space, door to airing cupboard.

### BEDROOM 1

11'3 x 10'8 (3.43m x 3.25m)

Radiator, television point, rear aspect UPVC double glazed window.

### EN-SUITE

10'7 x 3'9 (3.23m x 1.14m)

Shower cubicle with tiled walls, low-level WC, pedestal wash hand basin, heated towel rail, tiled flooring, side aspect frosted UPVC double glazed window.

### BEDROOM 2

10'3 x 8'6 (3.12m x 2.59m)

Radiator, front aspect UPVC double glazed window.

### BEDROOM 3

8'6 x 8'3 (2.59m x 2.51m)

Radiator, front aspect UPVC double glazed window.

### BEDROOM 4

9'3 x 7'8 (2.82m x 2.34m)

Radiator, front aspect UPVC double glazed window.

### BATHROOM

10'8 x 6'2 (3.25m x 1.88m)

White suite comprising panelled bath with shower over, low-level WC, pedestal wash hand basin, heated towel rail, partly tiled walls, tiled flooring, extractor fan, side aspect frosted UPVC double glazed window.

### OUTSIDE

A pathway leads to the front door with access to the right hand side of the property where there is off road parking for two vehicles. This in turn leads to:

### GARAGE

Accessed via up and over door.

A gate to the left hand side of the property, with a newly slabbed pathway, leads to the rear garden which has two patio areas, an astro turf area, large retaining sleeper bed, outside tap, all enclosed by fencing.

### SERVICES

Mains water, drainage, electricity and gas.

### AGENT'S NOTE

A charge of approximately £100 is payable every six months to cover the maintenance of the communal areas.

Planning permission in place to convert the garage to a habitable room. See Tewkesbury Borough Council planning website reference 25/00112/FUL.

### MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: D  
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, head along the A40, passing Over Farm market on your right hand side, bearing right towards Highnam on the B4215 towards Newent. Proceed along this road where there will be a painted roundabout, continue over the roundabout then take the next right hand turning into Lassington Lane. Proceed along Lassington Lane, going past the doctors surgery, then take the next left hand turning into Mimosa Avenue. Proceed to the bottom of Mimosa Avenue, to the horseshoe, where you bear around to the right hand side and the property can be found on your left hand side, as indicated by our 'For Sale' board.

### 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.