



2 Teddington Gardens

Gloucester, GL4 6RJ

£350,000



Murdock & Wasley Estate Agents are thrilled to bring to the market this rare opportunity to own a two-bedroom detached bungalow on a generous, highly desirable plot.

Offered with no onward chain, this home boasts a bright and airy open-plan kitchen/diner, a welcoming lounge, a sunroom perfect for relaxing, and two spacious double bedrooms. Outside, the property features a large, private garden ideal for entertaining or gardening enthusiasts, along with a garage, carport, and gated driveway providing plenty of off-road parking.

Properties like this are rarely available, and with its combination of space, versatility, and potential, an early viewing is strongly recommended to avoid disappointment.



Entrance Hall

Accessed via upvc double glazed door, power points, telephone point, radiator. Doors lead off:

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring induction hob with extractor hood over. Integral fridge, space for dining table, partly tiled walls, tiled flooring, coving, Glow worm gas fired boiler, side and rear aspect upvc double glazed windows. Double wooden doors to:

Sun Room

Power points, side aspect upvc double glazed windows and sliding doors leading to the garden.

Lounge

Tv point, power points, two radiators, feature fireplace with brick surround and wooden mantel, coving, front and side aspect upvc double glazed window.

Bedroom One

Tv point, power points, radiator, two sets of built in wardrobes, coving, rear aspect upvc double glazed window.

Bedroom Two

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

Bathroom

Suite comprising step in shower cubicle with folding door and electric shower, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, fully tiled walls, tiled flooring, access to loft space, airing cupboard with immersion heater, two side aspect upvc double glazed windows.

Lean To

Appliance points, space for washing machine and tumbler drier. Front and rear aspect doors.

Outside

At the front, the property boasts a tarmac driveway with secure gated access, offering off-road parking for multiple vehicles. This driveway leads to a garage and carport, both fitted with up-and-over doors, power, and lighting. To the rear of the garage, a utility room provides fantastic additional storage and direct access to the garden.

To the rear lies a superb garden, perfect for enthusiasts and outdoor entertaining. A flagstone patio provides ample space for a table and chairs, seamlessly leading onto a generous, fully enclosed lawn bordered by wooden panelled fencing. The garden also features a greenhouse, a summer house, and a convenient outside tap, combining both practicality and charm.

Tenure

Freehold

Local Authority

Gloucester City Council
Council Tax Band: D

Services

Mains water, gas, electricity and drainage.

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		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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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

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

