



## 26 Highbank Park

Longford, Gloucester, GL2 9DY

**£385,000**



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this very well presented, spacious bungalow which is tucked at the very end of Highbank Park, Longford. The accommodation in brief comprises of: Entrance hallway, kitchen, lounge, dining area, three bedrooms, an en-suite & bathroom.

Outside we have a well maintained rear garden which is private along with a GARAGE & DRIVEWAY to the side.

Highbank Park is a small and quiet cul-de-sac predominantly of bungalows, situated just off Fairmile Gardens and the Tewkesbury Road just less than a mile to the North of Gloucester city centre. All local facilities are close by, the exciting Quays development is within easy reach and access to both Cheltenham and the M5 is only a short drive.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, laminate flooring, access to loft via hatch, storage cupboard, doors to all bedrooms, bathroom & lounge.

### Kitchen 15'8" x 8'6" (4.8 x 2.6)

Upvc double glazed window to side & rear, Upvc double glazed door to rear, eye & base level units with roll edge work surfaces, sink/drain, electric oven with separate gas hob & hood, space for fridge/freezer, plumbing for both washing machine & tumble dryer, cupboard housing combination boiler, partly tiled walls, power points, recessed down lights, door to lounge.

### Lounge 18'0" x 11'1" (5.5 x 3.4)

Television point, radiator, laminate flooring, opening to:

### Dining Area 11'5" x 10'9" (3.5 x 3.3)

Upvc double glazed frosted window to side & Upvc double glazed doors to rear, radiator, power points.

### Bedroom 1 12'1" x 11'1" (3.7 x 3.4)

Upvc double glazed windows to front, radiator, power points, built in wardrobe.

### Bedroom 2 11'5" x 9'2" (3.5 x 2.8)

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

### Bedroom 3 9'10" x 9'6" (3.0 x 2.9)

Upvc double glazed window to side, radiator, power points, door to:

### En-Suite

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, radiator, tiled flooring, partly tiled walls, towel rail.

### Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, radiator, towel rail, extractor fan.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated side access, door to:

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band D

### Awaiting Vendor Approval

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
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 <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	

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