

4 Timbercombe Mews, Little Herberts Road

Charlton Kings, GL53 8EL

£375,000

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Murdock & Wasley Estate Agents are delighted to offer for sale this charming two-bedroom bungalow, situated at the foot of Timbercombe Woods, surrounded by picturesque countryside and Little Herberts nature reserve.

Tucked away along a private driveway accessed from Little Herberts Road, the property enjoys a delightful position, with the added convenience of pedestrian access onto Cirencester Road.

Occupying a mid-terrace position amongst similar bungalows, the accommodation is both spacious and thoughtfully arranged. Internally, the property comprises two bedrooms, a generous lounge/diner, a kitchen and a modern shower room.

Offered for sale with no onward chain, this charming property presents a wonderful opportunity for those seeking peaceful, single-storey living in an attractive setting.







Entrance Hall
Accessed via composite door, power points, radiator, LVT flooring, sliding doors to storage cupboards, access to loft space. Doors lead off:

Kitchen
Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill, induction hob with extractor hood over. Integral fridge/ freezer, dishwasher and washing machine, Worcester gas fired combination boiler, front aspect upvc double glazed window.

Lounge/ Diner
Tv point, power points, two radiators, feature fireplace, space for dining table, bespoke wall panelling, LVT flooring, coving, rear aspect sliding upvc double glazed doors.

Bedroom One
Tv point, power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

Bedroom Two
Telephone point, power points, radiator, built in wardrobes, front aspect upvc double glazed window.

Shower Room
Suite comprising double step-in shower cubicle with shower off the mains, vanity unit with mixer tap over and concealed wc. Heated towel rail, partly tiled walls, front aspect upvc double glazed window.

Outside
To the rear of the property is a delightful, enclosed south-facing garden, featuring a spacious patio area ideal for outdoor dining and entertaining. Steps lead up to a level lawn, providing a lovely space to relax and enjoy the sunshine. Further benefits include a wooden shed, outside tap and external power points.

The garden also benefits from convenient independent access via a pathway running along the rear of the terrace, allowing access without having to pass through the property.

There is an en-bloc single garage and residents parking.

Agents Note
- Please note that there is a right of access across the rear garden for the neighbour at number 5 to access their garden.

- We are advised that there is a management charge to maintain and insure the private road of circa £100 per annum

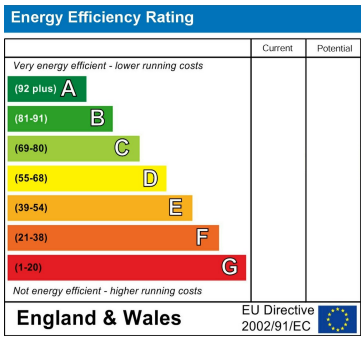
Tenure
Freehold

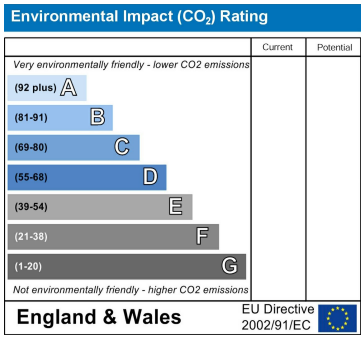
Local Authority
Cheltenham Borough Council
Council Tax Band: C

Services
Mains water, gas, electricity and drainage.

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.







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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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