



## 80 Sussex Gardens, Gloucester, GL3 3SU

£310,000

Spacious 2 bed roomed detached bungalow situated in Sussex gardens, Hucclecote.

The property itself briefly consists of an entrance hall, two bedrooms, conservatory, kitchen, plus an open plan lounge dining room. Mature front gardens provide off road parking while the rear garden provides a pleasant back drop with mature greenery and a well-maintained lawn and patio area.

Sussex Gardens is located close abundance of local facilities, shops, community centre, doctors and well-respected schools. On hand is a regular bus service to both Cheltenham and Gloucester town centres. M5 motorway junctions North and South are only a short drive away along with access to the Cotswolds.



## Entrance hall

UPVC front door. Frosted window to front. Carpet. Radiator. Cupboard with combi boiler.

## Kitchen 8' 6" x 10' 5" (2.59m x 3.17m)

Double glazed window and UPVC door to side. Range of wall base and drawer units with laminate worktop over. Fitted double oven. Four ring gas hob with extractor hood. Sink with mixer tap and draining board. Tiled floor. Tiled walls.



## Living room 10' 10" x 17' 6" (3.30m x 5.33m)

Double glazed window to front. Carpet. Radiator.

## Internal hallway

Access to loft. Part boarded.

## Bedroom 1 10' 10" x 13' 7" (3.30m x 4.14m)

Double glazed windows to rear. Carpet. Radiator. Fitted wardrobes.



## Bedroom 2 8' 9" x 8' 2" (2.66m x 2.49m)

Sliding doors to conservatory. Carpet. Radiator.

## Conservatory

UPVC double glazed window surround. Tiled floor.

## Bathroom

Frosted window to side. WC. Basin. Bath with shower over. Heated towel rail. Vinyl floor. Part tiled walls.



## Rear external

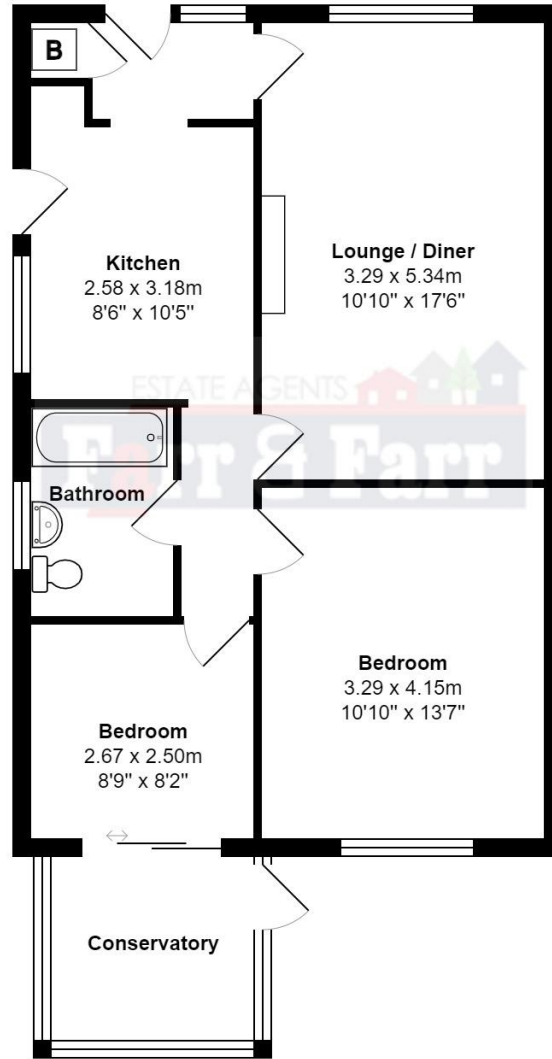
Patio off conservatory. Lawn. Mature shrub borders. Shed. Fence and hedge surround.

## Garage

Accessed off the driveway. Up and over door. Electric and lighting.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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