



Colchester Close

Westbury-On-Severn, GL14 1PU

£140,000



*** VIRTUAL TOUR AVAILABLE *** ** TO BE SOLD WITH TENANT IN SITU ***

Dean Estate Agents are happy to advertise 'For Sale' this spacious two double bedroom, first floor maisonette with it's own private garden to the rear. The kitchen is located off the lounge, there is a ground floor private entrance lobby with stairs to the first floor, L-shaped hallway. A separate cloakroom and bathroom is also off the hallway, views to the rear across the surrounding countryside.

*** MUST BE VIEWED TO APPRECIATE WHAT THE PROPERTY HAS TO OFFER ***



Approached via a Upvc double glazed door to the entrance lobby with stairs to the first floor landing.

L shaped Entrance Hallway :

Walk-in cupboard, power point, smoke alarm and large walk in room housing the gas fired warm air heating boiler. See floorplan.

Kitchen :

7'8" x 9'6" (2.36 x 2.90)

Front aspect with fitted units, worktop surfaces, wall units, gas cooker point, Upvc double glazed window, laminate flooring, single drainer sink unit, plumbing for washing machine, ceiling spotlights.

Lounge :

11'6" x 20'5" (3.53 x 6.23)

With laminate flooring, door to kitchen, Upvc double glazed window to the rear with countryside views, tv point.

Bedroom One :

15'3" x 9'3" (4.67 x 2.84)

Rear aspect double bedroom with Upvc double glazed window to the rear offering countryside views.

Bedroom Two :

15'10" x 8'4" (4.84 x 2.56)

With twin Upvc double glazed windows, smoke alarm, built in wardrobe.

Bathroom :

5'5" x 5'5" (1.67 x 1.66)

Having bath with mixer tap shower and screen, wash hand basin, tiled walling, laminate flooring, extractor fan.

Cloakroom :

5'4" x 2'7" (1.65 x 0.79)

With WC, extractor fan and laminate flooring.

Outside :

To the front of the property is a small garden and path to the private entrance door. The rear garden is fully enclosed with lawns and shed.

Notes;

The property is a Leasehold and as such will require the proprietor to contribute towards a service/maintenance charge to the Freeholder. In this respect, Two Rivers Housing Association are the freeholder and will require the following per annum, to be reviewed annually:

2024 Annual Service/Maintenance Charge: £250.00

Ground Rent charge: £10.00

Leasehold Term and commencement Date: 19th November 1999 for 125 years

Within the service charge, the following is included: Buildings Insurance, Management Fee, Maintenance charge.

Tel: 01594 825574



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

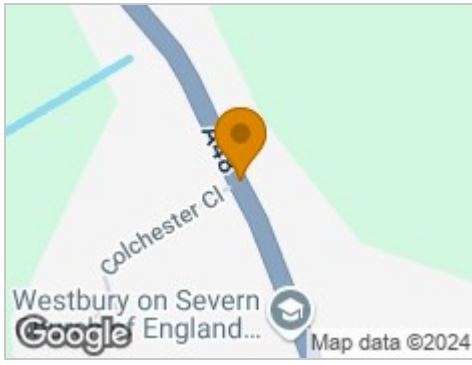
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the

Road Map



Hybrid Map



Terrain Map



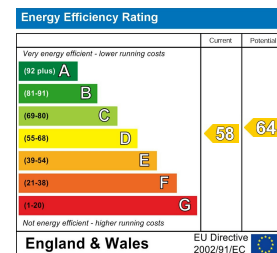
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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