



6 Iris Place

Highnam, Gloucester, GL2 8FB

£325,000



Murdock & Wasley Estate Agents are excited to introduce this superbly presented three-bedroom end-of-terrace house, built by Bellway Homes in 2018, to the open market.

Located in a popular and sought-after village, this property features a modern kitchen/diner, a master bedroom with an en-suite, and a beautifully maintained rear garden. Additionally, it offers two designated off-road parking spaces.

Having been lovingly cared for by its current owners we believe that this property will attract significant interest and highly recommend scheduling an early viewing to avoid disappointment!



Entrance Hall

Accessed via composite door, power points, telephone point, radiator, inset ceiling spotlights, tiled flooring, stairs to first floor landing. Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin with mixer tap over, radiator, tiled flooring, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, one and a half bowl sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Integral dishwasher and washing machine, space for American fridge/ freezer and dining table. Wooden door to pantry with power and lighting and further bespoke cupboard, tiled flooring, gas fired combination boiler, two radiators, rear aspect upvc double glazed window and French doors leading to the garden.

Lounge

Tv point, data points, power points, radiator, inset ceiling spotlights, front aspect upvc double glazed bay window with bespoke seat and storage underneath.

Landing

Power points, radiator, wooden door to airing cupboard with slatted shelving, access to loft space with drop down ladder, power and lighting. Doors lead off:

Master Bedroom

Tv point, power points, radiator, built in wardrobe with sliding doors, front aspect upvc double glazed window.

En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin with mixer tap over. Heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom Two

Tv point, power points, radiator, built in wardrobe with sliding doors, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, built in wardrobe with mirror fronted sliding doors, laminate flooring, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin. Heated towel rail, partly tiled walls, inset ceiling spotlights, tiled flooring, side aspect upvc double glazed window.

Outside

At the front of the property, there are two designated off-road parking spaces.

A wooden gate offers private side access to the rear garden.

The rear of the property features a beautifully manicured, enclosed, west-facing garden. This garden includes a patio, ideal for a table, chairs, and entertaining. The patio leads to a flat lawn with mature shrubs and raised borders. Additionally, there is a wooden shed, an outside tap, power points, and security lighting.

Tenure & Charges

Freehold

Estate Mgmt Fee - circa £190p/a

Services

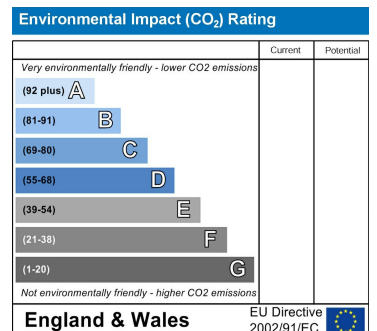
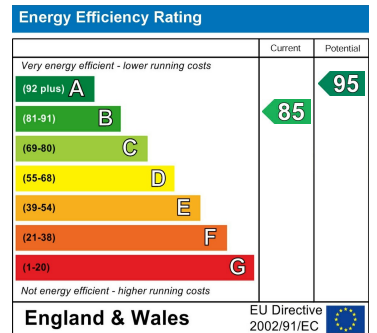
Mains water, gas, electricity and drainage.

Local Authority

Tewkesbury Borough Council
Council Tax Band: C

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.



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.

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