



## 68 Longstone Avenue

Longford, Gloucester, GL2 9FS

**£81,000**



Murdock & Wasley Estate Agents are excited to present this charming three-bedroom semi-detached house, now available on the open market. Located in a highly sought-after and convenient area, the property is offered on a 30% shared ownership basis, making it an affordable option for many buyers.

With no onward chain, this home features a spacious enclosed rear garden, a private driveway, and the added peace of mind of a remaining NHBC guarantee.



### Entrance Hall

Accessed via composite double glazed door, power points, radiator, stairs to first floor landing. Door to:

### Lounge

Data points, power points, radiator, front aspect upvc double glazed window. Door to:

### Inner Hall

Door to understairs storage cupboard. Doors lead off:

### Cloakroom

Low level wc, pedestal wash hand basin, radiator, vinyl flooring.

### Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Oven/ grill with four ring gas hob and extractor hood over, space for fridge/ freezer, washing machine, dishwasher and dining table. Gas fired combination, boiler, vinyl flooring, radiator, rear aspect upvc double glazed window and French doors.

### Landing

Wooden door to storage cupboard with slatted shelving, access to loft space, Doors lead off:

### Bedroom One

Tv point, power points, radiator, built in wardrobe, two front aspect upvc double glazed windows.

### Bedroom Two

Tv point, power points, radiator, rear aspect upvc double glazed window.

### Bedroom Three

Tv point, power points, radiator, rear aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Shaver point, partly tiled walls, vinyl flooring, side aspect upvc double glazed window.

### Outside

To the front of the property you'll find a flat laid lawn and a flagstone pathway which leads to a covered front porch.

To the side of the property is a tarmac driveway that provides off road parking for three vehicles, this leads to a wooden gate for access to the garden.

The rear of the property features a south-facing garden with a pathway which leads to a flat lawn and flagstone patio suitable for table and chairs. Further benefits include, two wooden sheds for storage, security lighting and outside tap.

### Agents Note

You may buy a larger % share in the property than currently advertised.

Any interested buyer MUST complete Bromford eligibility checker, only 2 eligible buyer will be referred to our nominated mortgage advisor TMP at any one time. TMP will carry out an initial affordability assessment this should be completed before they view or make an offer.

Buyers should not go directly to TMP.

All interested buyers MUST complete the eligibility checker eligibility checker to be referred to TMP.

### Eligibility Criteria

You are eligible to buy a home through Shared Ownership if the following apply:

- Your household income is £80,000 a year or less (£90,000 a year or less in London).
- You cannot afford all of the deposit and mortgage payments for a home that meets your needs.
- You have good credit history.
- Have funds for a deposit and costs of buying a home.
- Are over the age of 18.

### Tenure & Charges

Leasehold:

Lease term remaining: 118 years

Rent charges £466.17

Service charges £8.01

Building Insurance £12.49

Management fee £4.82

### Local Authority

Tewkesbury Borough Council

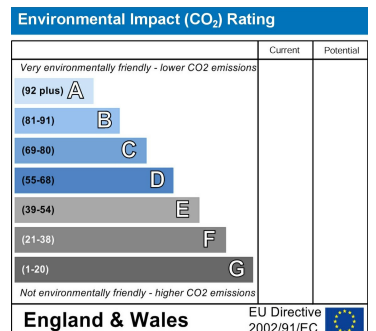
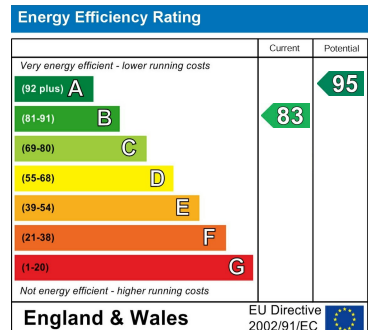
Council Tax Band: C

### 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.



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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