



39 Foxwhelp Way

Quedgeley, GL2 4DA

£102,000



This well-presented and spacious two double bedroom end-terrace home is situated in a desirable cul-de-sac location in Quedgeley. Offering generous living space and modern finishes, the property is ideal for first-time buyers and is being sold with no onward chain.

Whether you're looking for a full purchase or shared ownership, this flexible opportunity could be the perfect step onto the property ladder.



Entrance Hallway

Approached via double glazed front door, fuse panel, radiator, laminate flooring, stairs leading to first floor, door through to:

Lounge/Diner

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring, large under stairs storage cupboard, door through to:

Kitchen

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drainage, electric oven with gas hob & hood, space for further appliances, cupboard housing combination boiler, radiator, power points, door to:

Rear Lobby

Double glazed door to rear, radiator, power point, door to:

Cloakroom

Low level wc & pedestal wash hand basin, radiator, extractor fan, partly tiled walls.

First Floor Landing

Storage cupboard, access to loft via hatch, power points, doors to both bedrooms & bathroom.

Bedroom 1

Two Upvc double glazed windows to rear, radiator, power points.

Bedroom 2

Upvc double glazed windows to front, radiator, power points, built in storage.

Bathroom

Panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

Rear Garden

An enclosed area which is partly paved with an area laid to artificial lawn, gated side access.

Tenure & Charges

Leasehold- 125 year lease from 2018.

Management Company- Sovereign Homes

Service Charge: £14.32 per month

Ground Rent- £0

Rent for Share: £371.89

Local Authority

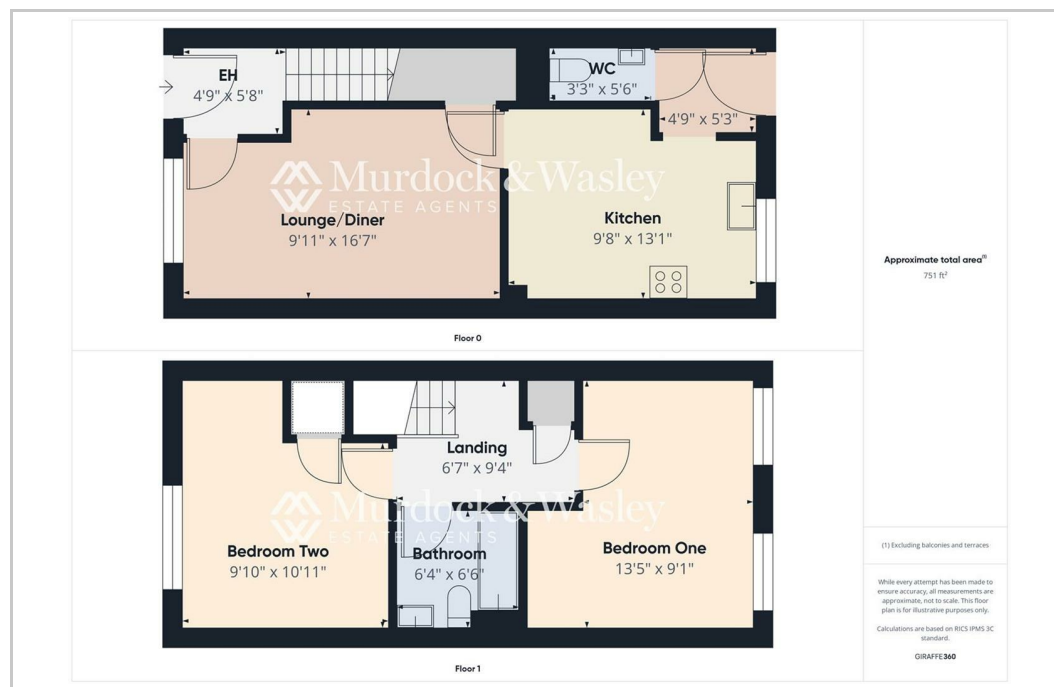
Stroud District Council- Band B

Services

Mains water, gas, electricity & drainage.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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