



10 Cornflower Way

Highnam, GL2 8FH

£94,500



Murdock & Wasley Estate Agents are pleased to introduce this fantastic two bedroom mid-terrace house, positioned in a sought-after village location. Offering a great opportunity for first-time buyers, it's a property that combines comfort, space, and convenience.

The accommodation is spacious throughout, featuring a well-equipped kitchen, a lounge/diner, and a cloakroom. Upstairs, there are two double bedrooms, with the master bedroom benefiting from an en-suite, along with a separate family bathroom.

Outside, the property enjoys a low-maintenance enclosed rear garden and an off-road parking space for added convenience.



Entrance Hall

Accessed via composite door, telephone point, power points, radiator, laminate flooring, stairs to first floor landing. Opening to:

Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, space for washing machine, dishwasher and fridge/freezer, laminate flooring, front aspect upvc double glazed window.

Cloakroom

Low level wc, pedestal wash hand basin with mixer tap over, tiled splashback, radiator, front aspect upvc frosted double glazed window.

Lounge/Diner

Power points, radiator, door to storage cupboard, laminate flooring, rear aspect upvc double glazed French doors leading to the garden.

Landing

Power points, radiator, access to loft space. Doors lead off:

Bedroom One

Power points, radiator, door to storage cupboard, rear aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over, partly tiled walls, radiator.

Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, radiator, laminate flooring.

Outside

The front of the property features an allocated off-road parking space and a paved pathway leading to the front door, sheltered by a canopy porch with gravelled areas to either side.

To the rear of the property is a low-maintenance garden with an artificial lawn and a side pathway leading to a wooden gate for rear access.

Agents Note

This property is only available on a 35% share however the option to staircase to 100% is available in the future. (Full Market Value is £270,000)

Tenure & Charges

Leasehold:

125 years from 2018.

Charges:

Rent: £415.15pcm

Management Charge - £25.43pcm

Estate Charge - £15.75pcm

Buildings Insurance - £10.97pcm

Local Authority

Tewkesbury Borough Council.

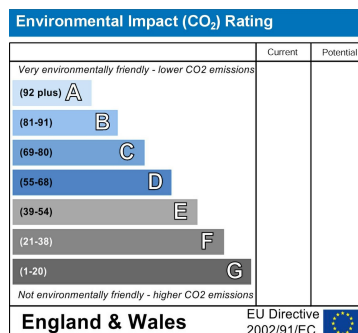
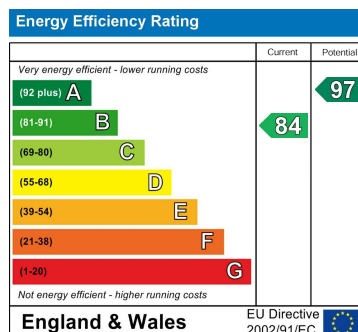
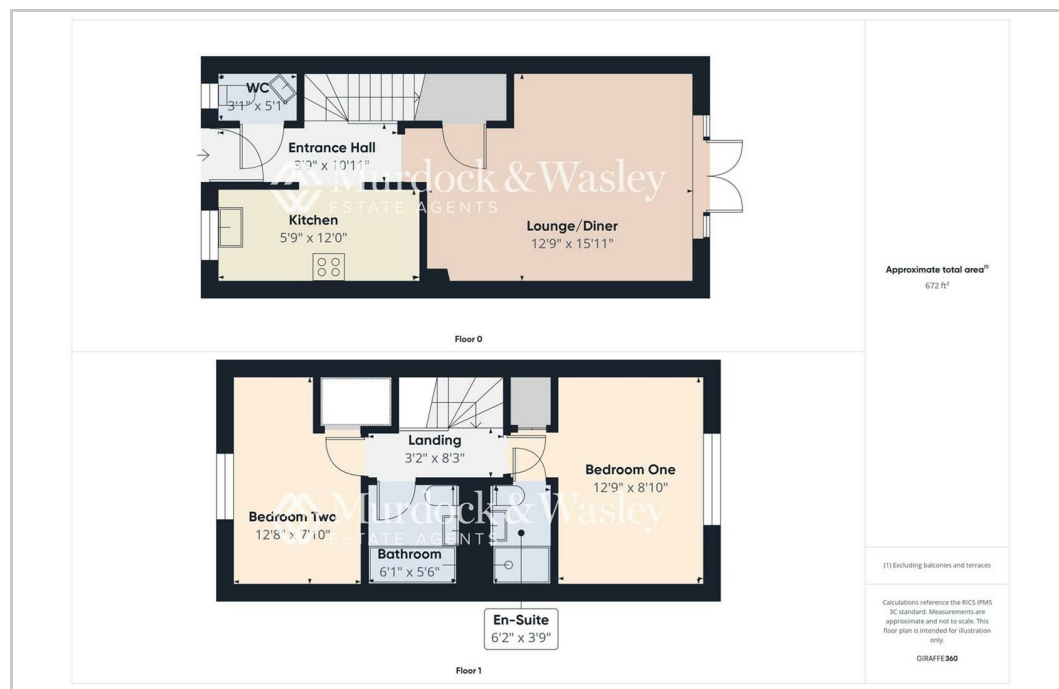
Council Tax Band: B

Services

Mains water, electricity & 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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

