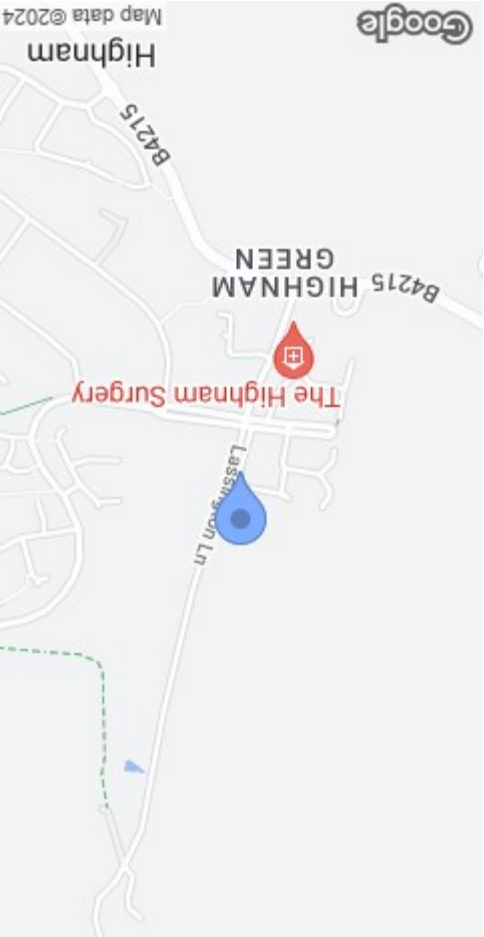
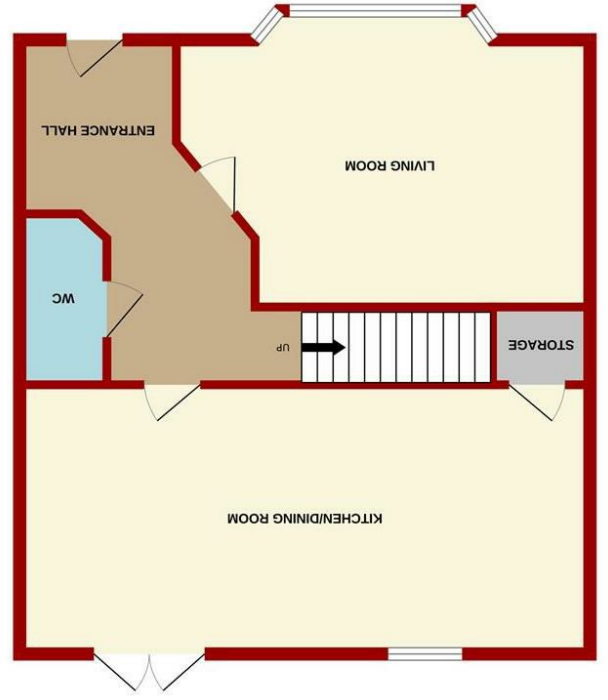
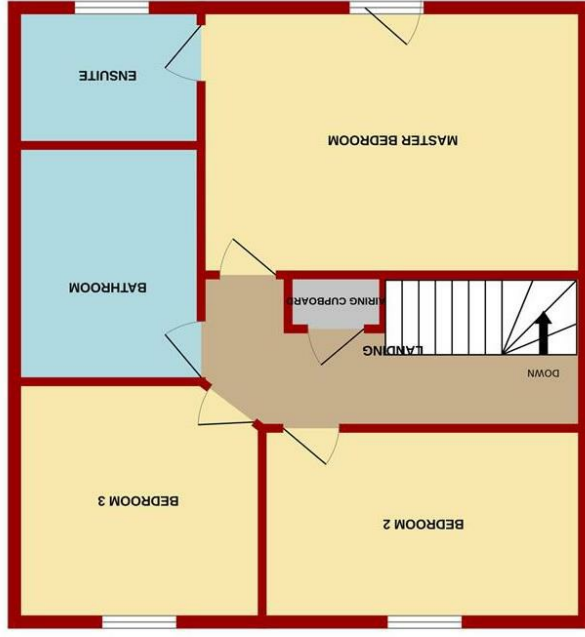




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metrogix ©2024



5 Iris Place  
 Highnam GL2 8FB

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

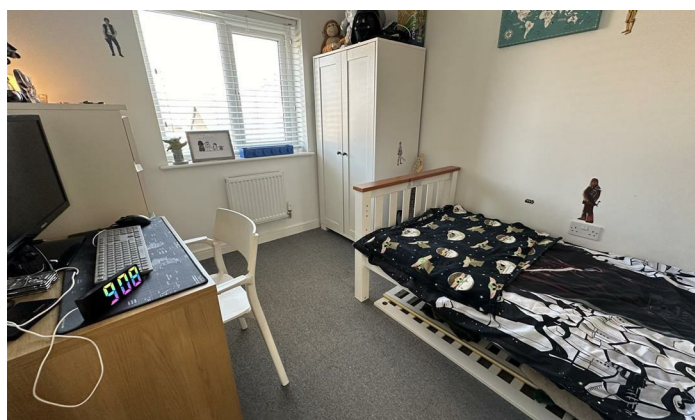
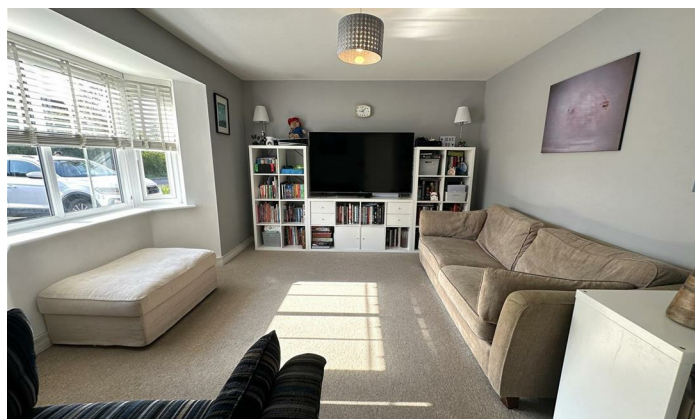
## Offers Over £300,000

A MODERN THREE BEDROOM MID-TERRACED FAMILY HOME having a SPACIOUS KITCHEN / DINER, MASTER EN-SUITE, OFF ROAD PARKING, ENCLOSED GARDEN, within close proximity to COUNTRYSIDE WALKS situated in the HIGHLY POPULAR VILLAGE LOCATION of HIGHNAM.

The village of Highnam has previously been awarded 'Best Kept Village' and offers amenities to include a primary school, day nursery, shop/post office, church and doctor's surgery, with further facilities available in both Gloucester (approximately 2 miles away) and Newent (approximately 7 miles away) which is also the senior school catchment area, and where a wider variety of shops, schools, churches of various denominations, health, sports and community centres, libraries etc. can be found. There is also a bus service to Gloucester, Newent and other surrounding areas.

Sporting and Leisure pursuits within the area include a choice of Golf Clubs with an 18 hole Golf Course in Highnam itself, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active local Rugby, Football, Cricket and Hockey Clubs, etc. etc.

For the commuter access can be gained to the M5 motorway (junction 11) via the A40 by-pass for connection with the M50 motorway, the Midlands, and the North, Wales, London and the South.



Enter the property via double glazed composite door into:

### ENTRANCE HALL

Karndean flooring, power points, radiator, stairs to the first floor.

### CLOAKROOM

Pedestal wash hand basin with tiled splashback, low-level WC, radiator, extractor fan, wood effect laminate flooring.

### KITCHEN / FAMILY ROOM

18'7" x 11'6" (5.68 x 3.52)

Karndean flooring, range of base, wall and drawer mounted units, four ring gas hob with extractor fan over, built-in oven, appliance points, power points, one and a half bowl single drainer sink unit with mixer tap over, cupboard housing the Ideal gas-fired boiler, space for centre island, integrated fridge / freezer and dishwasher, plumbing for washing machine, space for table and chairs, two radiators, wooden door to a good sized understairs storage cupboard suitable to house a tumble dryer, rear aspect UPVC double glazed window and UPVC double glazed French doors to the rear westerly facing garden.

### LOUNGE

14'3" x 11'2" (4.35 x 3.41)

Radiator, power points, television point, front aspect UPVC double glazed bay window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

### LANDING

Radiator, power points, access to loft space, wooden door to airing cupboard with radiator.

### BEDROOM 1

12'7" x 11'1" (3.86 x 3.40)

Radiator, power points, television point, front aspect UPVC double glazed window. Wooden door giving access to:

### EN-SUITE SHOWER ROOM

Suite comprising of a corner shower cubicle with fully tiled walls, low-level WC, radiator, laminate flooring, pedestal wash hand basin, wall mounted cabinet, extractor fan, front aspect UPVC double glazed window.

### BEDROOM 2

10'2" x 8'8" (3.10 x 2.65)

Radiator, power points, rear aspect double glazed window.

### BEDROOM 3

10'9" x 8'2" (3.30 x 2.50)

Radiator, power points, rear aspect UPVC double glazed window.

### BATHROOM

White suite comprising of a panelled bath, low-level WC, pedestal wash hand basin with tiled splashback, partly tiled walls, extractor fan, radiator.

### OUTSIDE

To the front of the property there is designated off road parking for two vehicles. A pathway leads to the front door and to the left hand side of the terrace, a pathway gives access around to the rear of the property where the bin storage area can be found. The rear garden is predominantly laid to lawn with a raised flower border, garden shed, patio / seating area, all enclosed by fencing.

### AGENT'S NOTE

A charge is payable annually to cover the maintenance of the communal areas of £186 per annum.

### SERVICES

Mains water, electricity, gas and drainage.

Fibre broadband is available at the property.

### WATER RATES

Severn Trent.

### LOCAL AUTHORITY

Council Tax Band: C  
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

### TENURE

Freehold.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From Gloucester, proceed along the B4215 towards Highnam, taking the second right into Lassington Lane and then first left into Mimosa Avenue. Follow this road along, following the road around to the right, and take the second left into Iris Place and the property will be found on the left hand side as marked by our 'For Sale' board.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.