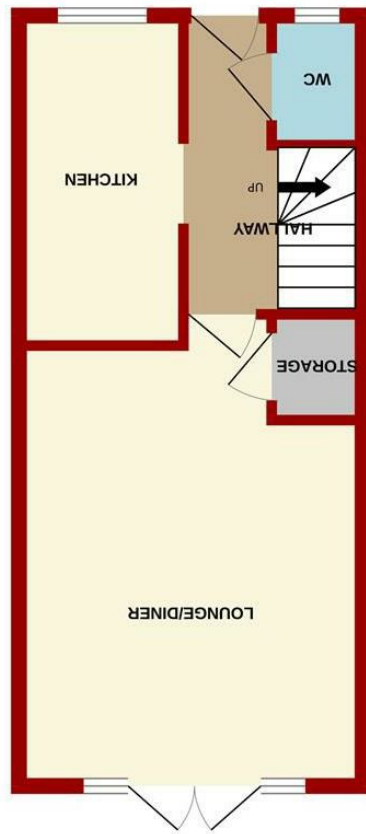
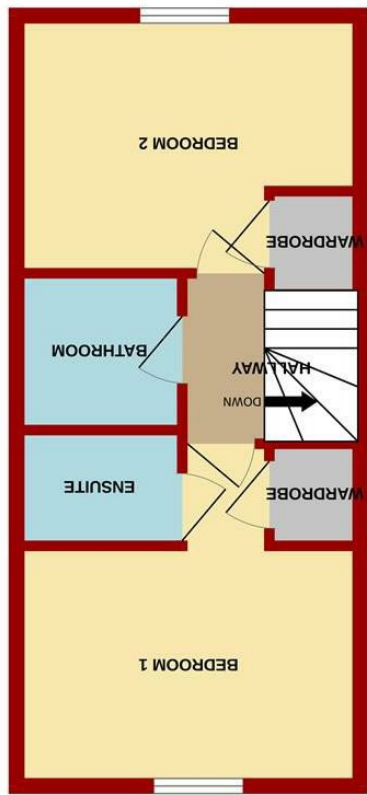
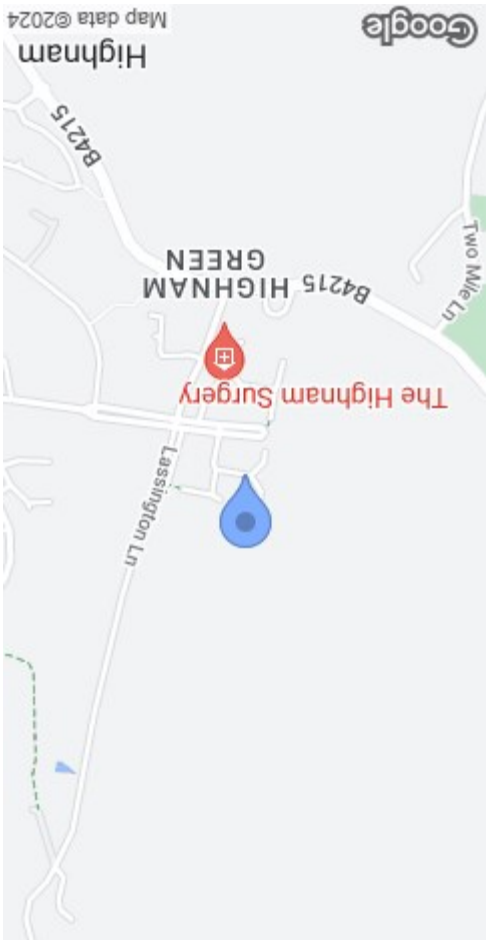




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) 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



TOTAL FLOOR AREA: 727 sq. ft. (67.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2024



12 Cherry Blossom Close
 Highnam GL2 8FE



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£270,000

A RARELY AVAILABLE TWO BEDROOM MID TERRACE HOUSE having MASTER EN-SUITE, ENCLOSED GARDENS and OFF ROAD PARKING, situated in the EVER POPULAR VILLAGE OF HIGHNAM within WALKING DISTANCE TO THE LOCAL SHOP, POST OFFICE, COUNTRY WALKS and DR'S SURGERY.

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.



Entrance via solid door into:

ENTRANCE HALL

Radiator, power point. Opening through to:

CLOAKROOM

Low-level WC, pedestal wash hand basin with tiled splashback, radiator, wood effect laminate flooring, front aspect UPVC double glazed window.

KITCHEN

12'2" x 5'10" (3.71 x 1.78)

Range of base, wall and drawer mounted units, one and a half bowl single drainer sink unit, oven with four ring hob above, extractor fan over, space for fridge / freezer, plumbing for washing machine, plumbing and space for dishwasher, wood effect laminate flooring, front aspect UPVC double glazed window.

LOUNGE / DINING AREA

17'5" x 12'11" max (5.31 x 3.94 max)

Wood effect laminate flooring, power points, radiator, door to under stairs storage cupboard, two rear aspect UPVC double glazed windows, rear aspect UPVC double glazed French doors to the rear garden.

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

LANDING

Radiator, power points, access to loft space.

BEDROOM 1

13'1" x 8'11" (3.99m x 2.72m)

Radiator, power points, door to good sized walk-in wardrobe, rear aspect UPVC double glazed window overlooking the rear garden. Door to:

EN-SUITE SHOWER ROOM

Double shower cubicle, wash hand basin, low-level WC, radiator, partly tiled walls, tiled flooring.

BEDROOM 2

3.94 x 2.40 (0.91m.28.65m x 0.61m.12.19m)

Radiator, power points, door to storage cupboard / wardrobe, front aspect UPVC double glazed window.

BATHROOM

White suite comprising of panelled bath, low-level WC, pedestal wash hand basin, partly tiled walls, tiled flooring, radiator.

OUTSIDE

To the front of the property, there is off road parking for one vehicle. The rear garden comprises of two paved patio seating areas connected by a slabbed pathway, lawned area, flower borders, enclosed by fencing. There is a pedestrian access to the side of the terrace for bin access.

SERVICES

Mains water, electricity, drainage and gas.

Gigaclear broadband is available at the property.

AGENT'S NOTE

Maintenance charge of approximately £180 per annum for the communal areas.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
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 our Newent office, proceed to the traffic lights out of Newent and turn right on to the B4215 towards Gloucester. Follow this road until you reach the village of Highnam. Take the first left on to Lassington Lane, then left again into the Lassington Reach development. Turn right into Jasmine Close then taken the first left into Cherry Blossom Close where the property will be found on the right 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.

