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2 Oldminster Court 9 Oldminster Road,
Sharpness, GL13 9NB

Price Guide
£175,000



TWO BEDROOM TERRACED HOME IN TUCKED AWAY POSITION, ALLOCATED PARKING FOR ONE, NO ONWARD CHAIN, OPEN PLAN KITCHEN/DINING/LIVING ROOM, TWO FIRST FLOOR BEDROOMS, BATHROOM, GAS CENTRAL HEATING AND DOUBLE GLAZING, WITHIN WALKING DISTANCE OF VILLAGE CENTRE, IDEAL INVESTMENT/FIRST TIME BUYER OPPORTUNITY. ENERGY RATING: C.

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2 Oldminster Court 9 Oldminster Road, Sharpness, GL13 9NB

SITUATION

This terraced house is located just off Oldminster Road in Sharpness and close to the village centre, which has a primary school, church and mini market/post office. The adjoining town of Berkeley has a wider range of shopping facilities, library and doctors surgery. Sharpness is well located for access to the A38, bringing the larger centres of Gloucester, Bristol and Cheltenham within daily commuting distance.

DIRECTIONS

If travelling south on the A38, passing The Prince of Wales Hotel, proceed for approximately 1km taking the turning right signposted Berkeley on the B4066, continue for approximately 1km to the roundabout taking the second exit, continue on the by-pass road to the next roundabout, proceeding straight across and continue for approximately 1km, turn right signposted Newtown and Sharpness. Proceed under the railway bridge, then straight across at the next mini-roundabout and as the road bears round to the right, bear left onto Oldminster Road, proceed 100 meters and the property will be located up a short driveway on the right hand side.

DESCRIPTION

Constructed approximately 17 years ago, this two bedroom terraced home has been in the same ownership since 2015 and is now offered to the market with no onward chain. The property is located in a tucked away position, off of Oldminster Road in Sharpness. The property has an allocated parking space for one vehicles and benefits from gas central heating with a new boiler being fitted roughly a few years ago and double glazing. Internally, the property briefly comprises; open plan kitchen/living/dining room, two first floor bedrooms and bathroom.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

KITCHEN/LIVING/DINING ROOM 5.13m (max)x 4.91m (max) (16'9" (max)x 16'1" (max))

Fitted kitchen with base and wall units, laminate work surfaces over, electric oven and gas hob, extractor over, under counter space for fridge, space and plumbing for washing machine, stain steel sink and drainer, two radiators, double glazed windows to side and rear, uPVC front door, stairs to first floor.

ON THE FIRST FLOOR

SMALL LANDING

BEDROOM ONE 3.71m x 2.36m (12'2" x 7'8")

Double glazed window to rear, radiator, airing cupboard with gas boiler.

BEDROOM TWO 2.73m x 2.66m (8'11" x 8'8")

Double glazed window to rear, radiator.

BATHROOM

Bath with mixer shower, wash hand basin with pedestal, low level wc, radiator.

EXTERNALLY

To the rear of the property there is one allocated parking space which is the far right hand space as you are coming from the property.

AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected. Gas central heating.

Council Tax Band: A (£1507.81 payable).

Property subject to probate which has been granted.

Broadband: The vendor is unsure of the current arrangements with broadband.

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

N.B. Number 2 has a pedestrian and vehicular Right of Way, subject to a 50% share of maintenance and repair. It also has the right for the parking of a motor vehicle and

storage of refuse in a secure container and to maintain the parking area in a good and substantial condition.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

