



## 4 Honey Bee Close

Maisemore, Gloucester, GL2 8FR

**£115,500**



Murdock & Wasley Estate Agents are delighted to present to the market this rarely available three-bedroom detached home, available on a shared ownership basis.

Built in 2022, this energy-efficient property is situated in a sought-after village location with convenient transport links. The home features a modern kitchen/diner, a master bedroom with en-suite, an enclosed rear garden, and the added benefit of a garage and driveway.



**Entrance Hall**

Accessed via composite double glazed door, power points, radiator, stairs to first floor landing, laminate flooring. Doors lead off:

**Cloakroom**

Low level wc, pedestal wash hand basin, radiator, vinyl flooring, front aspect upvc double glazed window.

**Kitchen/ Diner**

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring induction hob and extractor hood over, space for dishwasher, fridge/ freezer and dining table. Laminate flooring, understairs storage cupboard, radiator, kick-fan heater, front aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden.

**Utility**

Base mounted unit with laminate worksurface, stainless steel sink unit with a mixer tap over. Appliance points, power points, space for washing machine and tumble drier. Laminate flooring, rear aspect upvc double glazed window and door to garden.

**Lounge**

Tv point, telephone point, power points, radiator, laminate flooring, side aspect upvc double glazed window, rear aspect upvc double glazed French doors.

**Landing**

Power points, radiator, laminate flooring, wooden door to airing cupboard, rear aspect upvc double glazed window. Doors lead off:

**Bedroom One**

Tv point, power points, radiator, built in wardrobe, front aspect upvc double glazed window. Door to:

**En-Suite**

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Radiator, vinyl flooring, side aspect upvc double glazed window.

**Bedroom Two**

Tv point, power points, radiator, laminate flooring, front aspect upvc double glazed window.

**Bedroom Three**

Tv point, power points, radiator, laminate flooring, rear aspect upvc double glazed window.

**Bathroom**

Suite comprising panelled bath with electric shower over, low level wc, vanity wash hand basin. Radiator, vinyl flooring, rear aspect upvc double glazed window.

**Outside**

To the side of the property, a block-paved driveway provides off-road parking for two vehicles and leads to the garage, which features an up-and-over door, power, lighting, and a personnel door giving access to the garden.

The rear garden is fully enclosed and includes a flagstone patio, ideal for outdoor dining or seating, which extends onto a neatly maintained lawn bordered by wooden panel fencing. Additional features include an outside tap and external lighting.

**Agents Note**

\*\* This property is in a Protected Rural Area and so the maximum share available will be 80%.

\*\* This property will require a local residential qualification to either Maisemore or Tewkesbury Borough Council, expressions of interest from local applicants will be welcome.

\*\* Once your home is purchased you will have the option to increase the amount of your shared ownership home that you own. This is called Staircasing and can be increased to a maximum of 80% on this specific property. The greater the share you buy in your home the less rent you will pay to your home.

**Tenure & Charges**

Leasehold: 99 years from 2022.

Rent (based on a 30% share): £581.16 pcm

Service Charge (includes Buildings Insurance & Maintenance): £25.40 pcm

Total: £606.65

**Local Authority**

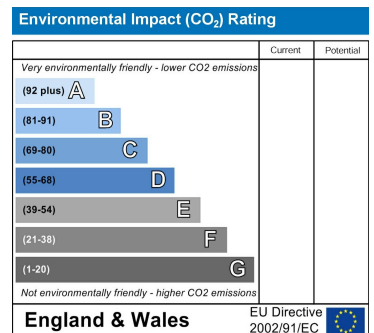
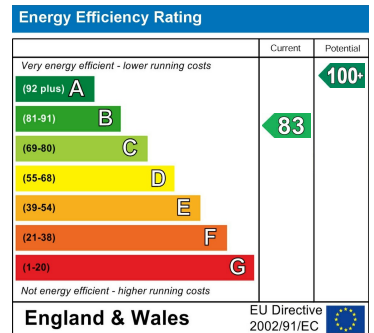
Tewkesbury Borough Council  
Council Tax Band: E

**Services**

Mains water, electric and drainage.  
Air Source Heat Pump.

**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

