



19 Lace Walk

Brockworth, Gloucester, GL3 4WE

£73,500



We are delighted to bring to the open market this modern two-bedroom home, available for the first time since it was built in 2016. Offered on a 30% shared ownership basis, this property presents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder.

The accommodation comprises an entrance hallway, cloakroom, modern kitchen, and a spacious lounge/diner. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden, along with allocated parking.

Presented as an ideal first-time purchase, this fantastic home is sure to attract plenty of interest. Early viewing is highly recommended.



Entrance Hall

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

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 dishwasher, washing machine, fridge/freezer. Laminate flooring, cupboard housing for boiler, front aspect upvc double glazed window.

Lounge/Diner

Tv point, power points, radiator, space for dining table and chairs, door to storage cupboard, laminate flooring, french doors leading to the garden.

Landing

Radiator, access to loft space. Doors lead off:

Bedroom One

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

Bedroom Two

Power points, radiator, door to storage cupboard, front aspect upvc double glazed window.

Bathroom

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

Outside

To the front of the property, a paved pathway leads to the front door with low-maintenance slate-covered areas

At the rear of the property is a fully enclosed garden, featuring a paved patio area ideal for outdoor seating, a level lawn and a paved pathway leading to the end of the garden. The garden also offers space for a wooden shed, providing useful additional storage.

Tenure & Charges

Leasehold- 125 years from 2015.

Management Company- Bromford Housing

Rent Per Month- 371.68 per month.

Service Charge- £69.93 per month.

Local Authority

Tewkesbury Borough Council.

Council Tax Band: B

Services

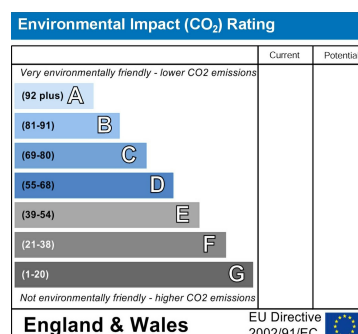
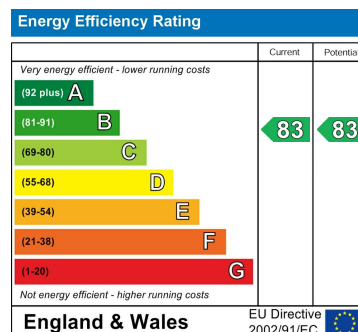
Mains water, gas, solar, electricity & drainage.

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.

Agents Note

The Solar Panels will be transferred over to the new buyer on completion.



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.

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