

TG

SALES & LETTINGS



Marston Everett Close, , Great Oldbury

GL10 3WP

£110,000

- 40% Shared Ownership
- Two Double Bedrooms
- Cloakroom
- Two Allocated Parking Spaces
- Quiet Cul-de-Sac Location
- No Onward Chain Available

The Property

****WELL-PRESENTED TWO-BEDROOM TERRACED PROPERTY FOR SALE AT 40% SHARED OWNERSHIP - BUILT IN 2023****

TG Sales are delighted to present to the market a sizeable two-bedroom terraced property for sale in a tucked away location within Great Oldbury. Built in 2023 by Linden Homes, the property still benefits from NHBC warranties.

Ground floor accommodation briefly comprises of a light and spacious entrance hallway, leading through to a kitchen/diner to the front and lounge at the rear, along with a W.C. and handy storage cupboard.

Patio doors from the lounge lead out to an enclosed rear garden, with gated access leading out to two allocated parking spaces.

Upstairs are two large double bedrooms and the main bathroom, with bath and overhead shower. There are two further storage cupboards upstairs.

The property itself is located within a quiet cul-de-sac, accessed via a footpath, providing a private front aspect.

The current owner pays approx. £537.04 pcm to include rent and buildings insurance - there is a 999 year lease in place from 2023.



Situation

Great Oldbury is a thriving community situated just on the edge of the vibrant town of Stonehouse. The town offers an abundance of shops and other local amenities including GP surgeries, chemists, pubs, supermarkets, independent butchers, restaurants and fast food/takeaway outlets. The town also has its own mainline railway station, which has a regular service to London, Cheltenham and Gloucester. There are 2 primary schools (Park Infant & Junior), one secondary school (Maidenhill) and independent schools (Wycliffe College and Hopelands Preparatory School). There are also a number of footpaths and lanes that lead from the town to the nearby Stroudwater canal and the Cotswold Way walking trail passes close to the town.

SATNAV postcode GL10 3WP

Tenure Leasehold

Local Authority Stroud

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





Floor 0



Floor 1



Approximate total area^m

66.6 m²
718 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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