



6 Annatto Close

Brockworth, Gloucester, GL3 4XD

£102,000



We are delighted to welcome to the market this fantastic opportunity to step onto the property ladder with this well-presented two double bedroom end-terrace home.

The property offers modern and comfortable living throughout, making it an ideal choice for first-time buyers. Further benefits include an NHBC warranty for added peace of mind and off-road parking for two vehicles to the front.



Entrance

Accessed via Upvc double glazed front door, storage cupboard, opening directly into open plan kitchen/lounge/diner.

Cloakroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, partly tiled walls.

Open Plan Kitchen/Diner/Lounge

Upvc double glazed window & door to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, television point, radiator, power points.

First Floor Landing

Access to loft via hatch, radiator, doors to all rooms.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points.

Bedroom 2

Two Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bathroom

Modern white suite comprising of panelled bath with

shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, gated side access.

Tenure & Charges

Leasehold- 125 year lease from 2019.

Bromford Homes are the management company with a rent paid of £403.21 per month.

Lease management fee- £14.65

Building insurance £12.64

Total- £430.50

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band E

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

