

TG

SALES & LETTINGS



Herbert Harvey Lane, Great Oldbury, Stonehouse GL10 3FZ

£275,000

- Two Double Bedrooms
- Garden Room With Power
- Immaculately Presented Throughout
- Two Allocated Parking Spaces
- Cloakroom
- Kitchen/Diner To Rear
- South Facing Garden
- Side Access

The Property

****MODERN TWO BEDROOM TERRACED HOME BUILT IN 2022 - WITH GARDEN ROOM AND TWO ALLOCATED PARKING SPACES - IDEAL FIRST TIME BUY****

TG Sales are delighted to present to the market an immaculately-presented two-bedroom mid terrace Barratt Home for sale within the ever popular Great Oldbury development.

Ground floor accommodation consists of a light and airy entrance hall leading through to a sizeable living room, W.C and modern kitchen/diner to the rear.

The kitchen itself benefits from integrated appliances - to include fridge/freezer, dishwasher and washing machine - and plenty of cupboard space.

French doors lead out to an an enclosed south-facing rear garden with patio area, suitable for entertaining, and is home to a 5m x 3m garden room equipped with power and internet, ideal for those working from home.

Gated rear access from the garden leads out to the front of the property.

Upstairs are two double bedrooms, the master equipped with two built-in storage cupboards, along with the family bathroom offering bath and overhead shower.

To the front are two adjacent allocated parking spaces.

This home is a real example of a turnkey property and is presented immaculately throughout.

With fantastic links to the M5 motorway, local amenities and schools, this home would make a fantastic first time buy.



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 3FZ

Tenure Freehold

Local Authority Stroud

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

Council tax band B







Head Office
TG Sales & Lettings
6 Blacksmith Lane
Churchdown
Gloucestershire
GL3 2EU
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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