



14 Aspen Way

Brockworth, Gloucester, GL3 4GY

£155,000



We are delighted to welcome to the market this well presented three bedroom family home, available on a 50% shared ownership basis (with options to purchase a larger share), and offered with no onward chain.

The property offers an excellent amount of living space throughout, making it ideal for first-time buyers or growing families. The ground floor comprises a welcoming entrance hallway, cloakroom, modern kitchen/diner, and a spacious lounge overlooking the rear garden.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a family bathroom.



Entrance Hallway

Approached via Upvc double glazed front door, laminate flooring, radiator, power points. Stairs leading to first floor, storage cupboard, doors to all rooms.

Cloakroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, radiator, laminate flooring.

Open Plan Kitchen/Diner

Upvc double glazed windows to front, double glazed sliding doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in dishwasher, space for further appliances, radiator, power points, laminate flooring, cupboard housing combination boiler.

Lounge

Upvc double glazed windows & french doors to rear, television point, radiators, power points, under stairs storage cupboard.

First Floor Landing

Access to loft via hatch, power points, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, built in wardrobes, door too:

En-Suite

Upvc double glazed frosted windows to front, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, shaver point, laminate flooring.

Bedroom 2

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

Bedroom 3

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

Bathroom

Panelled bath with shower over, low level wc & pedestal wash hand basin, shaver point, partly tiled walls.

Rear Garden

An enclosed area which is partly paved, partly laid to decking with an area of artificial lawn, gated side access.

Garage

Up & over door.

Tenure & Charges

Leasehold- 125 year lease from 2019.
 Heylo Homes are the management company with a rent paid of £436.83 per month.
 Lease management fee- £26.58
 Building insurance £14..44
 Total- £477.85

Local Authority

Tewkesbury Borough Council- Band C

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.

Services

Mains water, gas, electricity & drainage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		80	
(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	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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