



11 Whittle Way

Brockworth, Gloucester, GL3 4YZ

£156,000



Murdock & Wasley Estate Agents are delighted to present this fantastic two-bedroom end-of-terrace home, which is offered on a shared ownership basis and enjoys a popular, convenient location close to excellent local amenities and transport links.

Built in 2022, the home features an open plan kitchen/diner, a convenient downstairs cloakroom, and a spacious lounge. Upstairs, you'll find two double bedrooms and a modern family bathroom.

Outside, the property benefits from a low-maintenance, south-westerly facing garden and two off-road parking spaces to the front, perfect for first time buyers or those looking to downsize.



Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, stairs to landing. Doors lead off:

Lounge

Television point, data point, power points, wall mounted radiator, door to under stairs storage, front aspect upvc double glazed window. Door leads off:

Kitchen / Dining Area

Range of base, drawer and wall mounted units, integral cooker, four ring gas hob with extractor hood over, space for fridge/freezer, washing machine and dining table and chairs. Radiator, Ideal Logic Boiler, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed window and French doors leading to the garden. Door to:

Wash Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, wall mounted radiator, inset ceiling spotlight.

Landing

Access to loft via hatch, power point, doors lead off:

Bedroom One

Television point, data point, power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, door to built in wardrobe, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, shaver point, radiator, laminate flooring, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Outside

To the front of the property there is two off-road parking spaces.

At the rear, there is a low-maintenance, south-westerly facing garden featuring a patio area ideal for outdoor furniture, along with an artificial lawn. The space is fully enclosed by wooden panel fencing with a side gate.

Tenure & Charges

Freehold.

Management Company: Gloucester City Homes
Rent (based on a 60% share) & Service Charge (includes Buildings Insurance & Maintenance): £295.69 pcm

Services

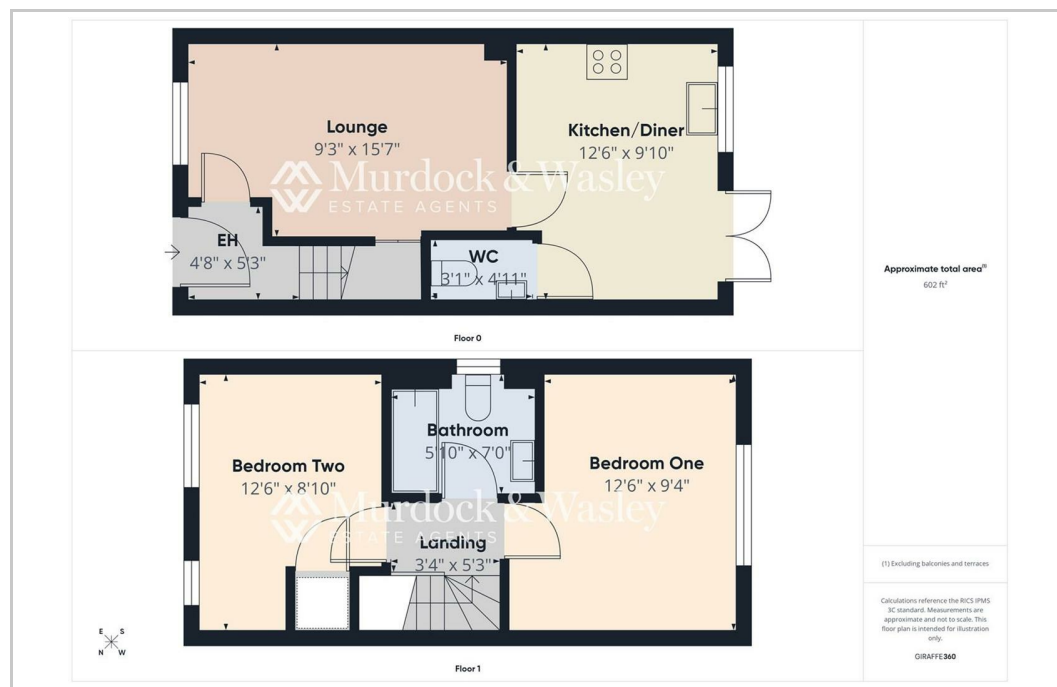
Mains water, gas, electric and drainage.

Local Authority

Tewkesbury Borough Council.
Council Tax Band: B

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		83
(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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