



4 Wren Terrace

Innsworth, Gloucester, GL3 1BG

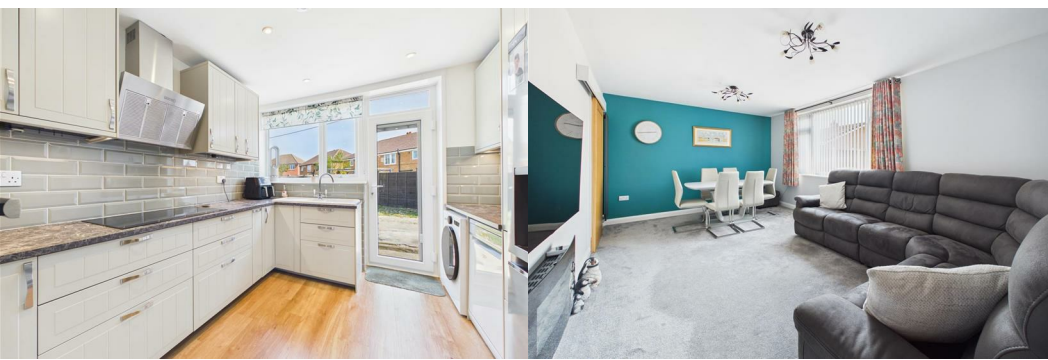
£325,000



We are delighted to welcome to the market this show home standard three bedroom bungalow, tucked away on a quiet no-through road.

Beautifully presented throughout, the property offers stylish and spacious accommodation, perfect for those seeking a move-in-ready home.

Externally, the bungalow boasts a large rear garden and fantastic off-road parking, adding to its overall appeal.



Entrance Hallway

Approached via double glazed front door, radiator, power points, recessed down lights, doors to all rooms.

Lounge/Diner

Upvc double glazed windows to front, television point, radiator, power points, door to kitchen.

Kitchen

Upvc double glazed windows & door to rear, eye & base level units with roll edge work tops, electric oven with separate ceramic hob & hood, sink/drain, space for appliances, partly tiled walls, power points, recessed down lights.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Family Bathroom

Two Upvc double glazed windows to rear, panelled bath with separate shower cubicle, low level wc & pedestal wash hand basin, recessed down lights, partly tiled walls.

Rear Garden

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

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band A

Awaiting Vendor Approval

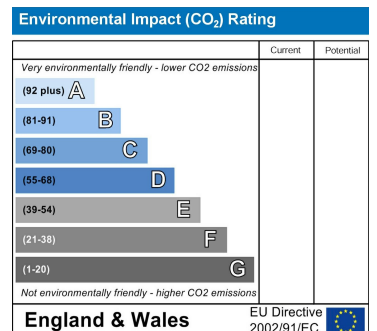
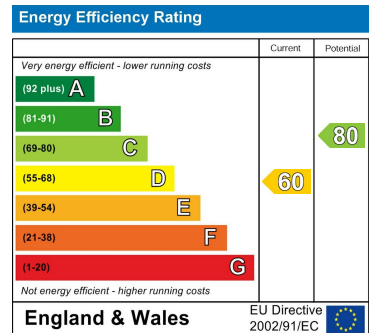
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

Agents Note

The Property was formally a Hawksley BL8 Bungalow which is an aluminium framed system constructed between 1948 and 1950. The current owners have all certificates for the completion of the work they have had carried out.

The ability to obtain a mortgage on a B18 prefab house, especially if it has been bricked up, depends on several factors, including the extent of the damage, the type of construction, and the lender's policies. Extent of Damage: If the bricking is extensive and the structure is compromised, it may be challenging to secure a mortgage.

1. Construction Type: The type of construction (e.g., PRC, modular) and the materials used can affect mortgage eligibility.
2. Lender Policies: Different lenders have varying criteria for non-standard construction properties, which can include prefabs.
3. Certification and Guarantees: Older prefabs may require certifications like a PRC Completion Certificate to prove they are structurally sound.
4. Larger Deposit: Prefab mortgages often require a higher deposit, typically between 25% to 50% of the property value.
5. Affordability and Creditworthiness: Lenders will assess your income, credit score, and overall financial health to determine eligibility. It is advisable to consult with a mortgage broker who can provide guidance based on the specific circumstances of the B18 prefab house and the lender's requirements.



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.

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