



11 Phoenix Close

Brockworth, Gloucester, GL3 4XH

£145,000



We are delighted to offer for sale this beautifully presented starter home, available on a 50% shared ownership basis, and situated within a quiet and popular development in Brockworth.

The property offers well-proportioned accommodation throughout, including two double bedrooms, making it an ideal opportunity for first-time buyers looking to get onto the property ladder.



Entrance Hallway

Approached via double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage, doors leading to cloakroom, kitchen & lounge/diner, storage cupboard.

Cloakroom

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

Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, wall mounted combination boiler, power points, laminate flooring.

Lounge/Diner

Upvc double glazed french doors to rear, television point, radiator, power points.

First Floor Landing

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

Bedroom 1

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

Bedroom 2

Two Upvc double glazed windows to front, radiator, power points, storage cupboard.

Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

Rear Garden

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

To The Front

One allocated parking space with EV charger.

Tenure

Leasehold- 990 year lease from new (2024) - Gloucester City Homes Are The Management Company
Charges-
Service Charge- £20.83pcm
Rent Charge- £343.63 per month

Services

Mains water, gas, electricity & drainage.

Local Authority

Mains water, gas, electricity & drainage.

Awaiting Vendor Approval

These 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		96
(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	

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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