



23 St. James Close

Quedgeley, Gloucester, GL2 4PL

£87,500



Murdock & Wasley Estate Agents are delighted to welcome to the open market this rarely available two bedroom semi detached bungalow situated in popular and desirable location in Quedgeley.

Offered to the market on a 35% shared ownership basis with enclosed garden, allocated off road parking and no onward chain, we highly advise an early viewing to avoid disappointment !



Entrance Hall

Accessed via composite frosted double glazed door. Power points, telephone point, radiator, access to loft space, wooden door to storage cupboard. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for washing machine, tall fridge/ freezer and dining table. Intergas combination gas fired boiler, partly tiled walls, radiator, wooden door to pantry, rear aspect upvc double glazed window and door leading to the garden.

Lounge

Tv point, telephone point, power points, two radiators, front aspect upvc double glazed window.

Bedroom One

Tv point, telephone point, power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobe, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, wall mounted wash hand basin with mixer tap over, low level wc. Shaver point, heated towel rail, partly tiled walls, vinyl flooring.

Outside

To the front of the property there is one allocated off road parking space.

Wrought iron railings lead onto the front lawn which has mature flower and shrub borders with a flagstone patio leading to the front covered porch with outside light.

A pathway with wooden gate provides side access to the rear garden.

To the rear there is an enclosed garden which comprises of a flagstone patio, flat lawn, wooden shed, outside light and outside tap.

Agents Note

Once your home is purchased you will have the option to increase the amount of your shared ownership home that you own. This is called Staircasing and can be increased to 100%. The greater the share you buy in your home the less rent you will pay to your home. Ultimately, if you buy 100% of your home, you will become the outright owner, and will no longer need to pay rent.

Tenure & Charges

Leasehold:

99 years from new in 2019.

Charges:

On a 35% shared ownership basis, the monthly rent would be £338.54

We are advised there that there is a management charge of £20.00 pcm payable to Gloucester City Homes.

Services

Mains water, gas, electricity and drainage.

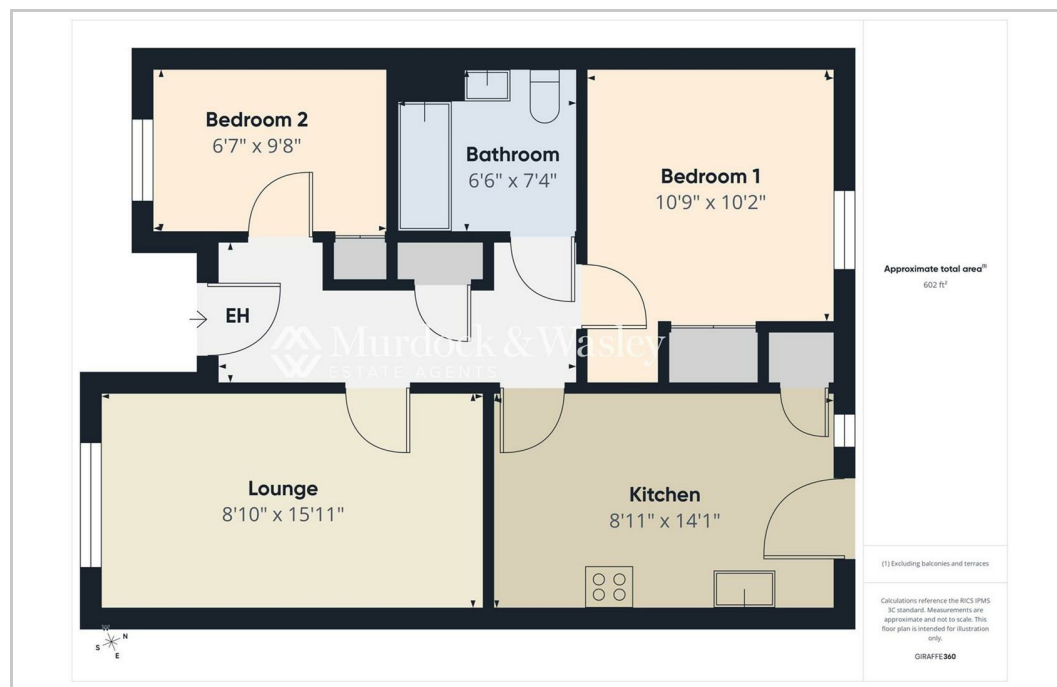
Local Authority

Gloucester City Council

Council Tax Band: B

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		82
(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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