

FOR SALE



Harescombe Drive, Gloucester

1 Bedroom, 1 Bathroom, Ground Floor Flat

Asking Price Of £140,000





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1 Bedroom, 1 Bathroom

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- Ground floor
- Garden
- Garage & Parking
- Lounge/diner
- Kitchen



DESCRIPTION GARDEN & GARAGE - this modern purpose built ground floor flat has it own entrance, generous enclosed rear garden garage and parking in front, large hall, lounge/diner with door to the garden, modern kitchen, double bedroom and generous sized bathroom electric heating, UPVC double glazing. This is close to the hospital and still within walking distance of the city Centre. Tax - A, EPC - D

ENTRANCE HALL

Dual aspect lounge diner with UPVC double glazed window to the front, UPVC double glazed door to the garden, wall mounted heater and TV point

LOUNGE/DINER

Dual aspect lounge/dine with window to the front and door to the rear garden, storage cupboard

KITCHEN UPVC

double glazed window to the rear, modern range of eye and base units, sink and drainer, hob and oven and spaces for dishwasher, washing machine and fridge/freezer

BEDROOM UPVC

double glazed window to the rear, wall mounted heater

BATHROOM UPVC

double glazed window to the front, modern white suite with WC wash basin and bath with shower over

GARDEN Large rear garden laid to gravel, enclosed by timber fencing, gate to the side access

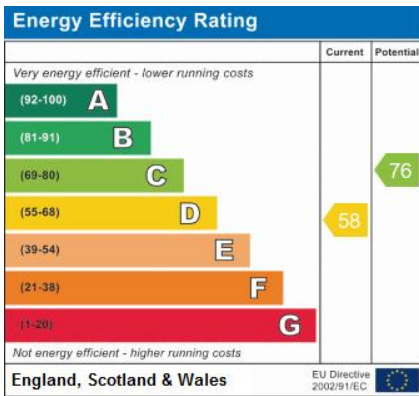
GARAGE Up and over door (3rd one along) with parking in front

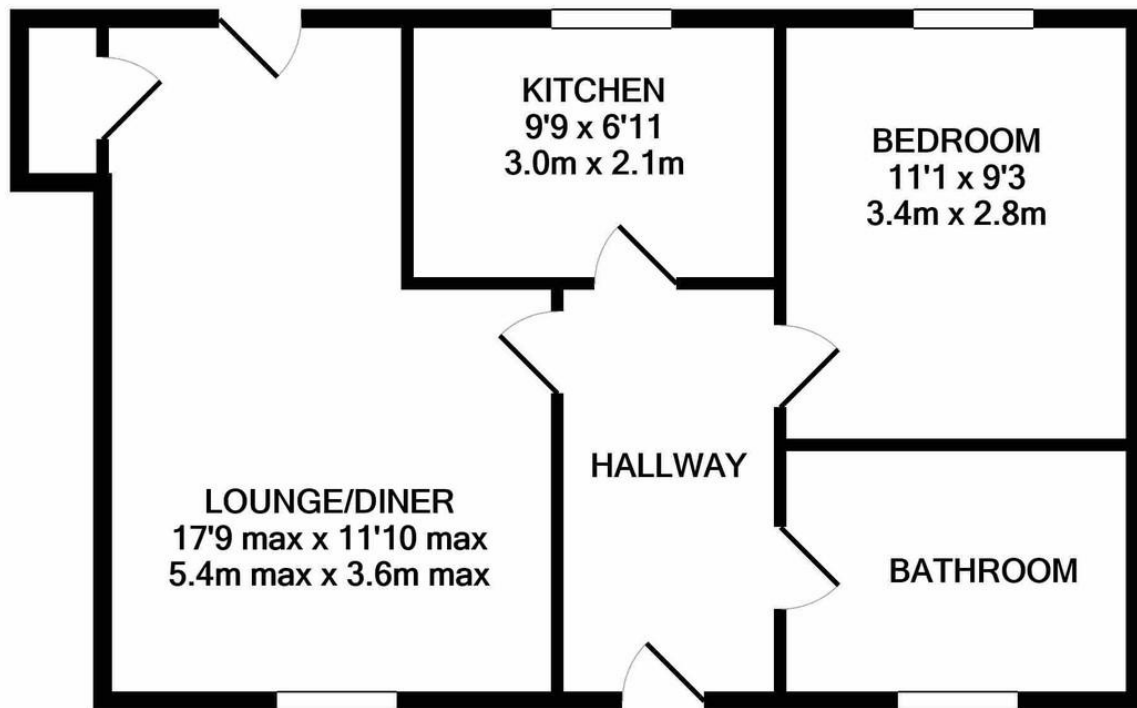


SERVICE CHARGES Lease : 999 years from 2006
Ground rent: £130 pa
Maintenance Charge: £1100 pa (approx.)

We advise the service charges are checked with you solicitors at time of purchase







TOTAL APPROX. FLOOR AREA 487 SQ.FT. (45.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Martin & Co Gloucester

13-15 Worcester Street • Gloucester • GL1 3AJ
T: 01452 528333 • E: gloucester@martinco.com

01452 528333

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.