

Cornflower Way, Highnam GL2 8FH

Offers In The Region Of £300,000

naylor powell

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• Three bedroom end of terrace property • Immaculately presented throughout • Off road parking for two vehicles • Popular village location • Potentail rental income of £1,300 pcm • EPC rating B84 • Tewkesbury Borough Council -Tax Band C £2,087.26 (2026/2027).

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hall
Grants access to the living/dining room and WC.

Living / Dining Room
Spacious living room with window to front aspect. Stairs to first floor.

WC
WC and wash hand basin. Frosted window.

Kitchen
Ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, dishwasher, washing machine, electric oven and four ring gas hob with extractor over. Additional storage/pantry in under stairs cupboard. French doors to back garden.

Landing
Airing cupboard. Leads to bedrooms and bathroom.

Master Bedroom
Double bedroom with window to front aspect.

Ensuite
Ensuite shower room to include WC, wash hand basin and shower cubicle with tiled surround.

Second Bedroom
Double bedroom with window to rear aspect overlooking the back garden,

Third Bedroom
Currently utilised by the current owners as a dressing room with built in wardrobes. Window to front aspect.

Bathroom
Stylish bathroom comprising wash hand basin, WC and bath with shower over.

Outside
To the front, the property benefits from two parking spaces. Accessed via the side gate, the back garden is a generous size and benefits from being a combination of lawned and patio areas.

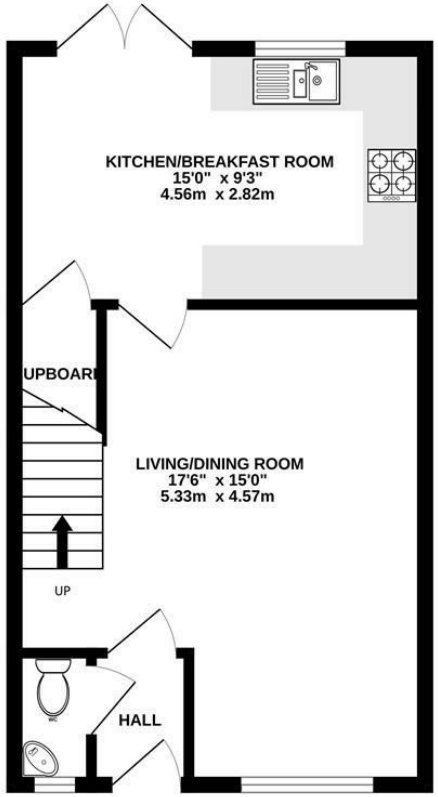
Location
Highnam is a village and civil parish on the outskirts of the city of Gloucester. It is 3 miles northwest of the city on the A40, on its way to Ross, west of Alney Island and Overbridge. The parish includes the villages of Lassington and Over. With an Ofsted rated 'Excellent' C of E primary school, village hall, day nursery providing child care from 3 months to 5 years, a village shop and a doctors surgery.
Highnam also has an eighteen hole golf course and a large business park just outside the main village. Highnam Woods to the west of the village are managed by the RSPB as a nature reserve, and Lassington Woods are to the east of the village.

Material Information
Tenure: Freehold. There is an estate management charge of £189 per annum payable to CMG Leasehold Management LTD. *Information correct as of 18/12/25*
Local Authority and Rates: Tewkesbury Borough Council -Tax Band C £2,087.26 (2026/2027).
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Standard 4 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: Virgin Media, Vodafone, EE, O2, Three

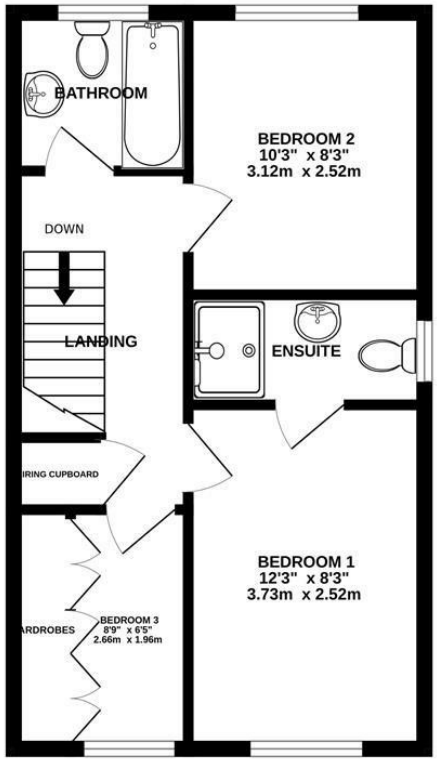




GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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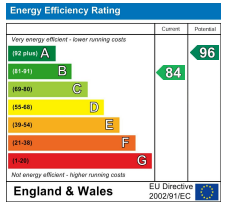
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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HOME







