

HUNTERS®

HERE TO GET *you* THERE



16 Lister Road

Dursley, GL11 4FH

60% Shared ownership £112,290



Council Tax: B



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Entrance

Via communal front door into communal entrance hall with front door leading to:

Entrance Hall

With doors to:

Open Plan Kitchen/Living/Dining Room

Kitchen/Dining Area

Fitted with a range of modern white gloss wall and base units with work-surfaces over, fitted oven and hob unit with extractor over, stainless steel sink unit, free-standing tall fridge/freezer, space and plumbing for washing machine, window to front.

Living Room Area

With two windows to front and two radiators.

Bedroom One

12'8 x 10'5 (3.86m x 3.18m)

Window to front, radiator.

Bedroom Two

12'7 x 10'8 (3.84m x 3.25m)

Window to front, radiator.

Bathroom

Fitted with a white suite comprising wash hand basin, WC, panelled bath with shower over, towel radiator, frosted window.

Outside

The property benefits from one car parking space and communal visitors' parking.

Agents Note

The Open Market Value is £197,000

A Service Charge of £63.45 is payable PCM

The Rent Share of £184.00 is payable PCM

Agents Note

As a shared ownership home, you will need to be eligible for Shared Ownership and will need to evidence:

- your household income is £80,000 a year or less (£90,000 a year or less in London)
 - you cannot afford all of the deposit and mortgage payments for a home that meets your needs
- One of the following must also be true:
- you're a first-time buyer
 - you used to own a home but cannot afford to buy one now
 - you're forming a new household - for example, after a relationship breakdown
 - you're an existing shared owner, and you want to move
 - you own a home and want to move but cannot afford a new home that meets your needs

Please take note of the minimum income, (£33,502) which is based on the minimum deposit (£5,910) for this property. If you are placing a larger deposit, the minimum income will reduce. Always check with us if you are unsure whether you can afford the property.

If you make a successful offer to the seller we will then be able to refer you for a financial assessment with an Independent Financial Advisor. This is compulsory for all Shared Ownership purchases and does not interfere with any mortgage arrangements you have already made. They will complete an assessment but you are not obliged to use them afterwards to arrange your mortgage, but can if you wish. You will also be required to complete a Stonewater application form. Further information on the financial assessment and application form will be provided.

Tel: 01453 542 395

Situated on the highly sought-after Littlecombe Development, we are delighted to present this well-appointed ground floor modern apartment. The accommodation features an entrance hallway with built-in storage, leading into a bright and spacious open-plan kitchen/living/dining area, complete with contemporary fittings and integrated appliances. There are two generous double bedrooms and a stylish bathroom with a shower over the bath. Additional benefits include an allocated parking space directly to the front of the property.

The Littlecombe Development enjoys an excellent location with convenient access to both Cam village and Dursley town, offering a range of shopping, educational, and recreational amenities, including supermarkets, schools, and a leisure centre with swimming pool. Lister Road is ideally situated for commuters, with easy access to the A38 and M5 motorway, offering links to Bristol, Bath, Cheltenham, and Gloucester. In addition, Cam & Dursley train station, located at Box Road, provides direct services to Bristol and London.

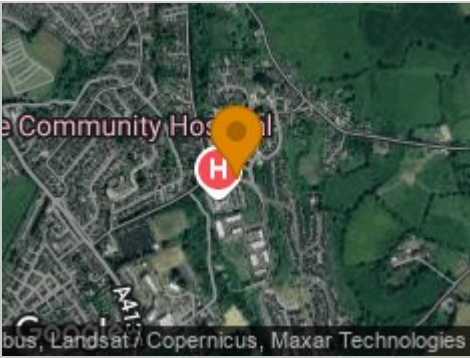
- Ground Floor Apartment
- Two Bedrooms
- Open Plan Kitchen/Diner
- Living Room
- Modern Bathroom
- Allocated Parking Space and Visistors' Parking
- Walking Distance to the Town
- 60% Shared Ownership



Road Map



Hybrid Map



Terrain Map



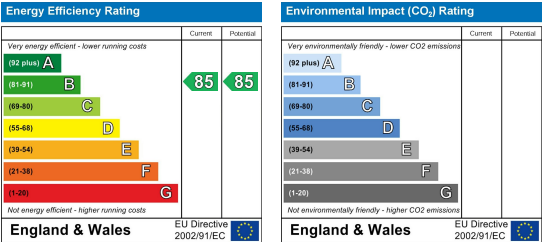
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.