



3 bed end terraced 35% shared ownership home situated in Twigworth which lies to the North of Gloucester and enjoys the comforts of rural living yet within a short drive to Gloucester City Centre which offers a wealth of shopping, leisure and entertainment facilities including Gloucester Quays shopping center boasting an array of designer brands. A little further afield is The Regency Spa Town of Cheltenham which hosts several cultural festivals and events throughout the year.

The accommodation comprises of entrance hall through to lounge, kitchen, WC, patio doors to the rear garden with rear access. On the first floor there are three bedrooms, bathroom with shower over bath and storage cupboard.

Shared ownership information

Shared ownership is a part buy part rent property from Two Rivers Housing.

You purchase a share with the help of a mortgage based on affordability and the minimum share being sold.

Open Market Value: £320,000
 Rent per month: £440.00 based on 40% Share
 Service Charges per month: £15.00
 Buildings insurance per month: £5.22

These costs will increase each year with inflation

How does Shared Ownership work?

If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available.

With Shared Ownership, the price of the property is fixed at the open market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

For legal reasons, while you are only buying a part-share of the property, you will have a leasehold interest of 125 years where the scheme allows. However, you may buy further shares. This is called 'staircasing', and may eventually progress to outright ownership.

Ground Floor

Entrance hall

Door to lounge and WC, stairs to first floor

WC

White wash hand basin and low level WC

Lounge

11'9" x 19'4" (3.6 x 5.9)

Window to front elevation door through to kitchen.

Kitchen

15'1" x 11'9" (4.6 x 3.6)

Fitted kitchen with range of wall and base units, stainless steel sink with mixer tap, space for washing machine and fridge/freezer. Electric oven with gas hob with hood over. Window and door to rear elevation.

First Floor

Landing

Doors to two bedrooms, bathroom and storage cupboard. Access to loft space.

Bedroom 1

15'1" x 10'9" (4.6 x 3.3)

Window to front elevation

Bathroom

White bathroom suite with shower over bath. Low level WC and wash hand basin.

Bedroom 2

8'2" x 13'1" (2.5 x 4.0)

Window to rear elevation

Bedroom 3

6'10" x 8'2" (2.1 x 2.5)

Window to rear elevation

External

Private rear garden. Two allocated parking spaces to the front of the property.

Services

All mains services are connected.

Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan and the Centigen brand.

Artists Impressions

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Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. 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. 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 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.

