

2 bed semi detached 50% shared ownership home is located on the ever popular residential area of Tutshill a rural village location on the outskirts of the Wye Valley, a mile from Chepstow, 30 minutes approximately by car from Newport and Bristol.

The accommodation comprises of entrance hall, lounge, kitchen, WC, lobby, door to the rear garden with shed and rear access. On the first floor there are two bedrooms, bathroom with shower over bath and storage cupboards.

This property also benefits from gas central heating, double glazing, enclosed rear garden, parking for 2 cars and front garden.

Ground Floor

Entrance Hall

5'2" x 3'3" (1.6 x 1.0)

Door through to lounge, stairs to first floor

Lounge

16'4" x 9'6" (5.0 x 2.9)

Window to front elevation, door through to kitchen/diner and under stair storage cupboard

Kitchen/diner

12'9" x 9'2" (3.9 x 2.8)

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

Lobby

5'2" x 4'7" (1.6 x 1.4)

Door through to WC and rear garden

WC

5'2" x 3'3" (1.6 x 1.0)

White wash hand basin and low level WC, window to side elevation

First Floor

Landing

8'6" x 6'6" (2.6 x 2.0)

Doors to two bedrooms, bathroom and storage cupboard, access to loft space

Bedroom One

13'1" x 11'5" (4.0 x 3.5)

Window to rear elevation

Bathroom

6'2" x 6'2" (1.9 x 1.9)

White wash hand basin and low level WC, bath with shower over.

Bedroom Two

13'1" x 11'1" (4.0 x 3.4)

Window to front elevation

External

Driveway parking for 2 cars, side access to rear garden with shed

Shared Ownership

Open Market Value - £320,000

50% Shared Ownership - £160,000

Rent - £328.16pcm

Service Charge & building insurance - £26.62pcm

These costs will increase each year with inflation

You must have a local connection to Tutshill and be in housing need

Affordability checks will be carried out prior to viewing

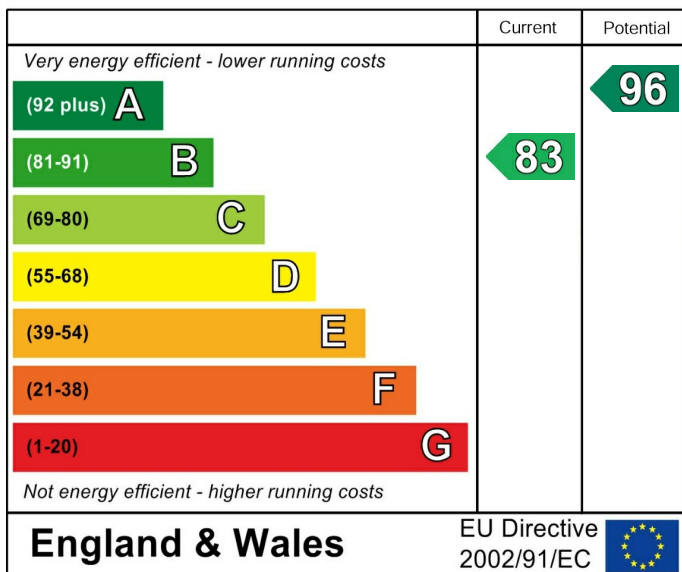
TRH

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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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

