



LOW COST HOME OWNERSHIP - sold at 70% of the open market value

Well presented 2 bed semi detached house with private garden and allocated parking.

This property is being sold on a low cost home scheme where you pay 70% of the open market value, as long as you can meet the criteria set out by the local authority.

- LOCAL CONNECTION TO GLOUCESTER CITY REQUIRED
- UNABLE TO AFFORD TO PURCHASE 100% OPEN MARKET PROPERTY
- PREFERENCE FOR FAMILIES
- AFFORDABILITY WILL BE CHECKED PRIOR TO VIEWING AND ACCEPTED BY GLOUCESTER CITY COUNCIL

Low cost home Information

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A fee is payable to the management company of about £220 per annum

Ground Floor

Hallway, leading to downstairs W/C, Kitchen, Lounge / Diner.

Stairs to first floor

WC

6'2" x 2'11" (1.9 x 0.9)

Hand wash basin and WC. Radiator.

Kitchen

10'5" x 7'6" (3.2 x 2.3)

Double-glazed window to front, range of fitted wall and base units with laminated roll edge worktop over. Stainless steel single drainer sink unit with mixer tap, built-in single oven, ceramic hob and extractor hood.

Lounge / Diner

15'0" x 13'1" (4.59 x 3.99)

Double-glazed door to rear garden, radiator, dual aspect windows to rear and side elevation and built in under stair storage cupboard.

First Floor

Landing with doors leading to two bedrooms and bathroom. Access to loft space which is boarded.

Bedroom 1

9'10" x 12'9" (3.0 x 3.9)

Two double-glazed window to rear, fitted wardrobes.

Bedroom 2

8'0" x 14'0" (2.44 x 4.27)

Two double-glazed window to front and side elevation, radiator.

Bathroom

6'6" x 6'2" (2.0 x 1.9)

White bathroom suite with shower over bath, low level WC and wash hand basin. Window to front elevation.

External


Private rear garden with rear access.

1 Allocated parking space to the rear

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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