



Brand new 3 bed semi-detached 35% shared ownership property situated within the rural village of Berry Hill Coleford.

The accommodation comprises of an entrance area, with doors leading to kitchen, WC and lounge area with large under the stairs storage cupboard. Patio doors in the lounge/diner lead out to an enclosed rear garden featuring a patio and side access. On the first floor has three bedrooms, one with a fitted wardrobe, and bathroom with over the shower bath.

Parking to the side of the property with an EV charging point.

The Property is double glazed and fitted with an air source heat pump.

The property will be carpeted throughout.

Shared ownership information New AHP

Shared ownership is a part buy part rent property from a registered landlord
You purchase a share with the help of a mortgage based on your affordability.

Example of costs based on a Share of: 35%

Open Market Value: £290,000
30% Share: £101,500
Rent per month: £431.98
Service Charges per month: £8.06
Buildings insurance per month: £17.32

The more you buy the lower your rent will be. Rent is calculated at 2.75% of the unowned share. These costs will increase each year with inflation.

Two Rivers Housing

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

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.

Ground Floor

Entrance hall leading to Kitchen, WC, Lounge/diner. Large understairs cupboard. Open staircase to first floor.

Kitchen

14'0" x 8'0" (4.29 x 2.45)
Fitted base and Wall units. Stainless steel sink with mixer tap. Space for white goods. Electric oven, hob and extractor fan hood. Integrated fridge and freezer. Doorway leading into lounge/diner. window to front elevation.

Lounge/Diner

19'4" x 11'10" (5.90 x 3.61)
Lounge/diner with patio doors leading to garden. 1 window rear elevation, 1 window to side elevation.

WC

4'8" x 6'0" (1.44 x 1.85)
White low level WC and hand wash basin. window to front elevation.

First Floor

Landing area with doors leading to Bedroom 1, bedroom 2 bedroom 3 and bathroom. Loft hatch.

Bedroom 1

17'1" x 8'8" (5.22 x 2.65)
Double built in wardrobe. 2 windows to front elevation.

Bedroom 2

10'5" x 11'10" (3.19 x 3.61)
1 window to rear elevation.

Bedroom 3

7'3" 12'6" (2.21 3.83)
1 window to rear elevation.

Bathroom

7'0" x 7'0" (2.15 x 2.15)
White bathroom suite. Shower over bath with glass shower screen, low level WC and hand wash basin. 1 window to side elevation.

Garden/Outside

Enclosed private walled garden with patio area and side access to 2 parking spaces to the side of the property.

