



Immaculate resale shared ownership 3 bed detached house. Situated on the outskirts of Newent Town Centre. Comprising of lounge, kitchen/diner, WC, storage cupboard and 3 bedrooms and bathroom. This property also benefits from driveway parking, garden, GCH and DG.

## How does Shared Ownership work?

Shared Ownership is a government scheme that offers you the chance to buy a share of a property from a housing association, a non-profit-making body that provides homes. Because you only own a part of the property, you can buy it with a smaller deposit and mortgage.

A smaller mortgage means smaller repayments but you'll also need to pay:

- rent on the share of the property you do not yet own
- monthly service charges

Shared Ownership homes can be new builds, existing properties, houses or flats. All Shared Ownership properties are leasehold, even houses.

## Shared ownership information & costs

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

Local connection to Forest of Dean required.

Open Market Value - £300000

50% Share - £150000

Rent - £359.87pcm

Service charge - £37.91pcm These will rise each April.

## Ground Floor

### Entrance Hall

12'9" x 4'11" (3.9 x 1.5)

Large entrance hall with doors leading to lounge, kitchen/diner, WC and storage cupboard. Stairs to first floor.

### Lounge

15'5" x 10'5" (4.7 x 3.2)

Duel aspect windows to front and side of property.

### Kitchen/diner

15'5" x 12'5" (4.7 x 3.8)

Fully fitted kitchen with range of fitted wall and base units, worktops, sink unit with mixer tap. Space for fridge/freezer and washing machine. Duel aspect windows to front and rear garden. Dining area with door out to rear garden.

### WC

6'6" x 4'7" (2.0 x 1.4)

White wash hand basin and low level WC. Window to front elevation.

### First Floor

#### Bedroom 1

15'5" x 12'5" (4.7 x 3.8)

Duel aspect windows to front and side.

#### Bedroom 2

13'5" x 6'2" (4.1 x 1.9)

Window to rear garden

#### Bedroom 3

11'9" x 8'6" (3.6 x 2.6)

Window to front elevation

### Bathroom

6'10" x 5'10" (2.1 x 1.8)

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

### External

Driveway parking for 2 cars. Rear garden with rear access and shed.

### 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.



Rivers Meet

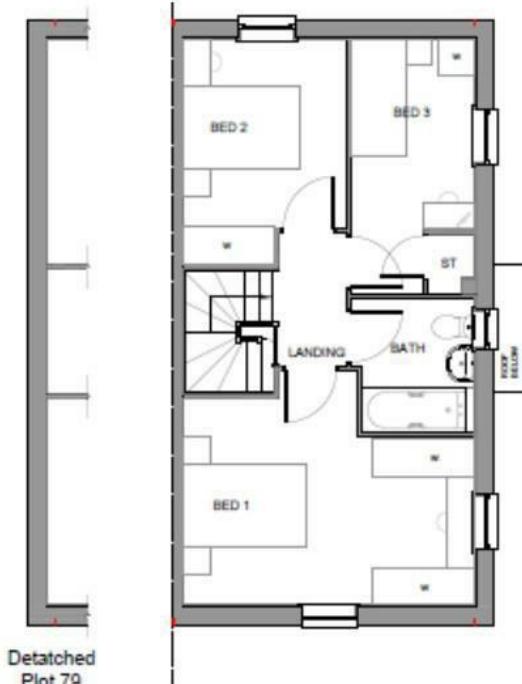
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01531 829300

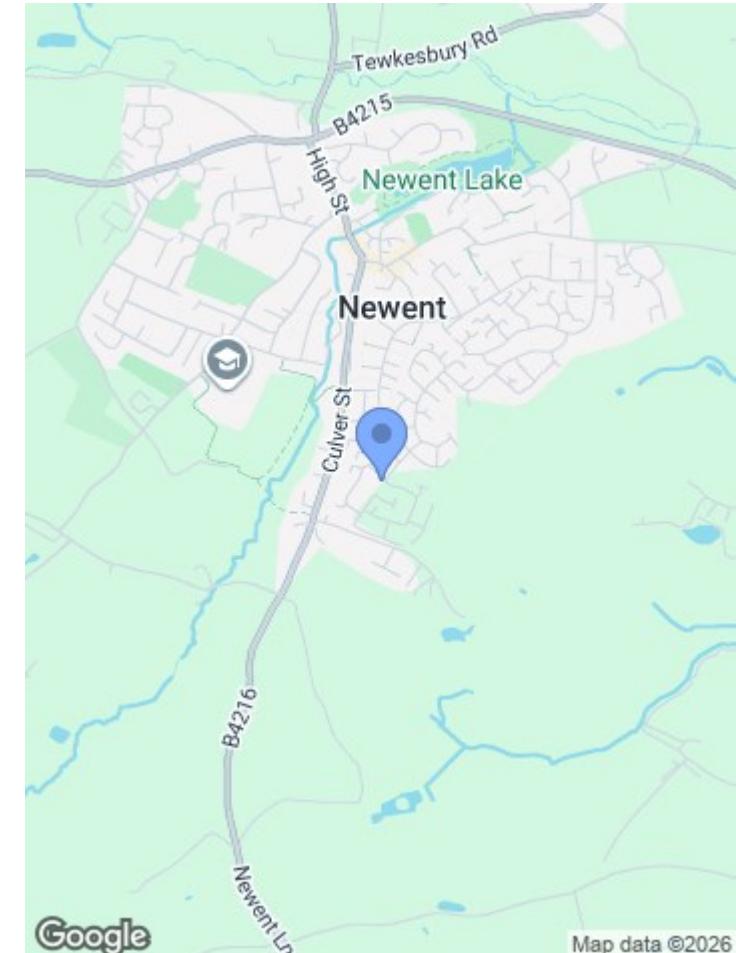
info@twocan.estate  
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**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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 (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



