



Cyril Cowley Close, Stonehouse GL10 3WL

£185,000



Cyril Cowley Close, Stonehouse GL10 3WL



- 50% shared ownership
- Semi-detached family home
- Three bedrooms
- Tastefully decorated throughout
- Enclosed garden mostly laid to lawn
- Two off road parking spaces
- Remainder of NHBC warranty left
- Leasehold - 999 years with 997 remaining.
- Council tax band C (£1,945.46)
- EPC rating B84

Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

£185,000

Entrance Hall

uPVC door to entrance hall. Engineered Oak flooring. Stairs leading to first floor and access to ground floor accommodation.

Living Room

uPVC double-glazed windows to side and front elevation. Engineered Oak flooring. Radiator.

Kitchen Diner

uPVC double-glazed window to front and side elevation and double-glazed French doors to garden. Range of wall and base units with range of appliances including four ring gas hob, oven, integrated dishwasher, integrated fridge/freezer and stainless steel sink with drainer and mixer tap. Radiator.

Utility Room

Worktop and base units with stainless steel sink. Integrated washing machine. Radiator.

Cloakroom

Low-level WC and wash hand basin. Radiator.

Bedroom One

uPVC double-glazed window to front elevation. Access to en-suite and cupboard. Radiator.

En-Suite Shower Room

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and walk-in in shower. Radiator.

Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

Bedroom Three

uPVC double-glazed window to side elevation. Radiator.

Bathroom

uPVC double glazed window to side elevation. Low-level WC, wash hand basin and bath with hand held shower. Radiator.

Outside

To the front there is a canopy porch and a grass area with path leading to side gate. The garden is enclosed from both a wall and fence, it is mostly laid to lawn with the benefit of a patio and gravelled area.

Location

This property is located within the Great Oldbury development which provides ease of access to both Eastington and Stonehouse. Local facilities and amenities include a Co-op with post office, restaurants, and primary and secondary schools. The property is within 0.5 mile of Junction 13 of the M5 motorway, providing access to Gloucester, Cheltenham, and Bristol. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

Material Information

Tenure: Leasehold - 999 years with 997 remaining.

Council tax band: C.

Local authority and rates: Stroud District Council - £1,945.46 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 25 Mbps (basic) and 1000 Mbps (ultrafast).

Mobile phone coverage: EE, Three, O2 and Vodafone.

Shared Ownership

Rent payable on the remaining 50% share: £496.20 per calendar month.

Any additional liabilities or obligations: DPA lease (designated protected area) - property can be staircased to 100% but remains under leasehold.

Lease management fee - £25.61 per month.

Buildings insurance - £14.04 per month.

Ground Rent: £0.

Heylo Housing.

Shared ownership criteria:

Have an annual income of less than £80,000.

Be a first-time buyer, or be an existing homeowner - but able to demonstrate they have sold their property subject to contract.

Be over 18 years of age.

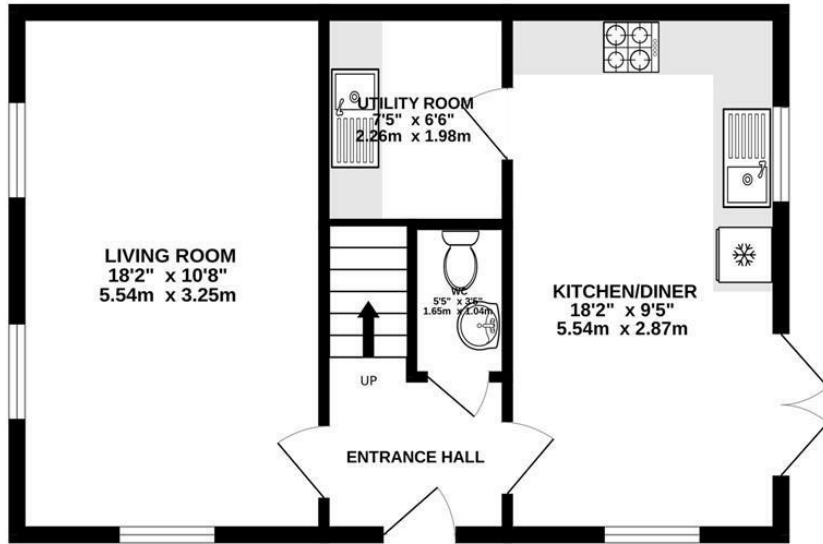
Must own and occupy the property as their sole and primary residence.

Be able to demonstrate a good credit history and can afford the regular payments involved in buying this home.

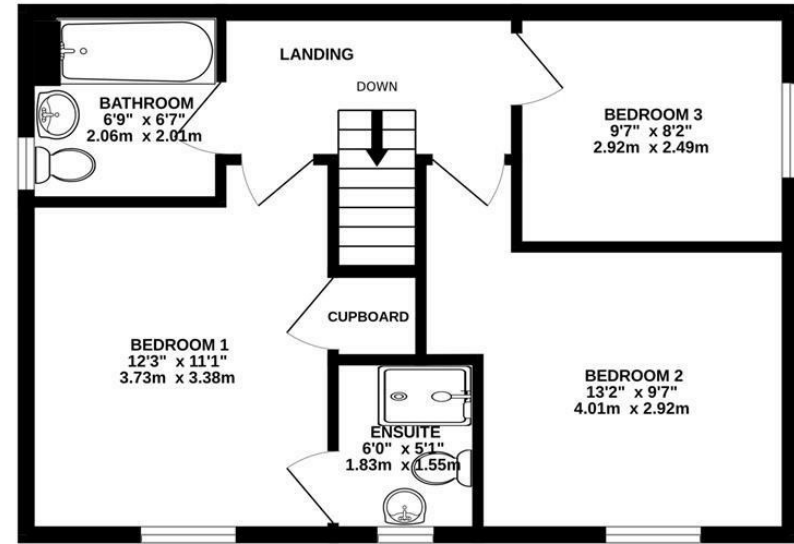
For further details please contact the agent.



GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

