

for sale

£134,400



Plot 44 Caligae Square Brockworth Gloucester GL3 4WL

This THREE BEDROOM (CHEDWORTH) is ready to be reserved NOW! Could this be your brand new home? Proud to bring this *SHARED OWNERSHIP* home in the BRAND NEW Crickley Fields Development built by Kendrick Homes. Contact Connells today to find out more and register your interest-01793 708050

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Internal Features

Entrance Hall

Access via double glazed door to the front aspect. Stairs rising to the first floor accommodation. Door through to living room and kitchen dining area. Radiator.

Living Room

Double glazed window to the front aspect. Radiator. Television point. Door through to kitchen.

Kitchen/Dining Room

Double glazed french style patio doors to the rear aspect providing access to the rear garden. Fully fitted kitchen with a range of wall and base units comprising cupboards and drawers. Inset sink and drainer set in to work surfaces. Splash back tiling to all water sensitive areas. Integrated electric oven with hob and cooker-hood over. Space and plumbing for a washing machine.

Space for an integrated fridge/freezer. Access through to downstairs cloakroom. Radiator.

Cloakroom

Two piece suite comprising Low Level WC & Wash hand basin. Splash back tiling to all water sensitive areas. Extractor fan. Radiator.

First Floor Accommodation

First Floor Landing

Access through to all bedrooms and family bathroom. Loft access. Airing cupboard.

Bedroom One

Double glazed window to the rear aspect. Radiator. Television point.

Bedroom Two

Double glazed window to the front aspect. Radiator. Television point.

Bedroom Three

Double glazed window to the rear aspect. Radiator. Television point.

Bathroom

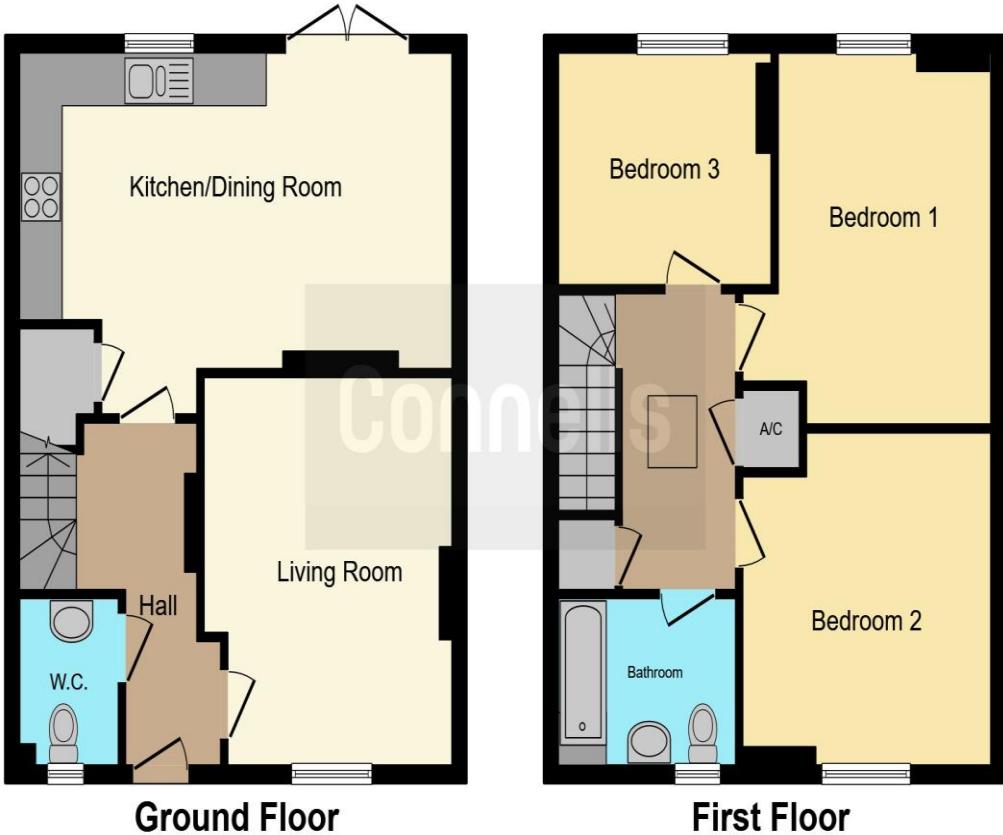
Obscure double glazed window to the front aspect. Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Radiator.

External Features**Garden**

Enclosed by wooden panel fencing. Mainly laid to lawn. Small patio area. Water butt. Outside tap. Shed.

Agent Note:

Photography is linked with an alternative site and used for illustrative purposes only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specification, window styles and whether a property is left or right handed may differ from plot to plot. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed. Purchasing a 40% share. Financial assessment will be required via Connells.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive
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Property Ref: SDN313654 - 0002

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

[view this property online connells.co.uk/Property/SDN313654](http://www.connells.co.uk/Property/SDN313654)

This is a Leasehold property. We are awaiting further details about the Term of the lease.
 For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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