



Goldfinch Walk, Brockworth, Gloucester, GL3 4QX

Shared Ownership £125,000

2 1

An excellent opportunity for first time buyers, this modern two bedroom semi detached home is offered on a 50/50 shared ownership basis and is ideally located within a quiet cul-de-sac. This home provides comfortable living with the benefit of allocated off road parking.

Step inside to discover a welcoming lounge/diner, a versatile space perfect for relaxation or entertaining. The well appointed kitchen offers functionality, while a convenient downstairs cloakroom adds to the practical layout. Upstairs, you will find two comfortable bedrooms and a modern family bathroom.

The property also benefits from double glazing and gas central heating, ensuring a comfortable and efficient living environment. The private garden provides a pleasant outdoor space for enjoying sunny days.

With good transport links nearby, this home combines tranquil cul-de-sac living with easy access to amenities, making it an ideal first step onto the property ladder.

- 50 / 50 Shared Ownership
- 2 Bed Semi Detached
- Rent & Service charges £330.45
- Bathroom & Cloakroom
- Off Road Parking
- Double Glazing & GCH

Rent & Service Charges per month

Rent £261.08

Service Charge £69.37 (includes building insurance, reserve fund, service charge management fee)

Local Area

The area offers a convenient and accessible location. Residents benefit from good transport links, providing easy connections to surrounding areas. Local amenities include a selection of shops including local convenience stores and supermarkets such as Tesco Extra and soon to be built Lidl, schools infant, primary and secondary and recreational facilities including sports clubs and a David Lloyd Club, as well as Dr's and vets catering to everyday needs.

The area combines a sense of community with the practicality of urban accessibility, making it a desirable place to call home.



Floor Area: 756 sq. ft.

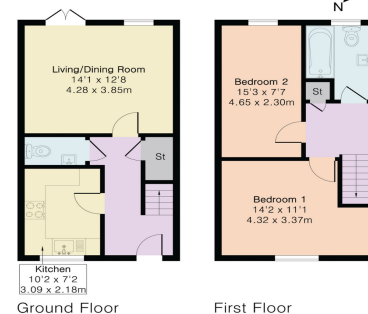
Tenure: Leasehold

Service Charge: £69.37 per annum

Ground Rent: £0 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(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 

Approximate Gross Internal Area 756 sq ft - 70 sq m
Ground Floor Area 378 sq ft - 35 sq m
First Floor Area 378 sq ft - 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of ground, basement and roof are approximate and no guarantee is given for area, perimeter or measurement. These plans are for representative purposes only and no guarantee is given on the total square footage of the property within this plan. The figure given is for initial guidance only and should not be relied on as a basis of valuation.

NIKI ELLIS
exp