



R B WALTERS
ESTATE AGENTS



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*Yew Tree Road, Brockworth, Gloucester,
Gloucestershire, GL3 4FP.*

£84,750

Very well presented home available on a 30% shared ownership scheme or a higher percentage if desired up to 100% full ownership.

This modern end terrace house has been well maintained by the current owners and is an ideal first time home.

The property has a good size lounge, kitchen/diner and cloakroom on the ground floor and then 3 bedrooms and a bathroom on the first floor. Positioned on a corner plot the rear garden is private and enclosed and there is off road parking immediately adjacent to the property for 2/3 cars.

Lease Terms

If purchasing a 30% share then the weekly rental charge is £80.65, there is a weekly service charge of £1.38, weekly building insurance cost of £3.75 and weekly payment to a reserve fund of £2.11. The lease commenced in 2015 and has 114 years remaining. If buying 100% ownership then the rental charge and buildings insurance are not payable however the new owner will be required to arrange their own buildings insurance cover.

Services

Mains Gas Central Heating, Mains Electric, Mains Water (metered), Mains Drainage Broadband Available.

Entrance Hall

Cloakroom

6' 1" x 3' 3" (1.85m x 0.99m)

Living Room

16' 1" x 9' 4" (4.90m x 2.84m)

Kitchen/Diner

16' 2" x 11' 7" (4.92m x 3.53m)

First Floor Landing

Bedroom

14' 9" x 9' 2" (4.49m x 2.79m)

Bedroom

13' 2" x 9' 3" (4.01m x 2.82m)

Bedroom

9' 2" x 7' 0" (2.79m x 2.13m)





Bathroom

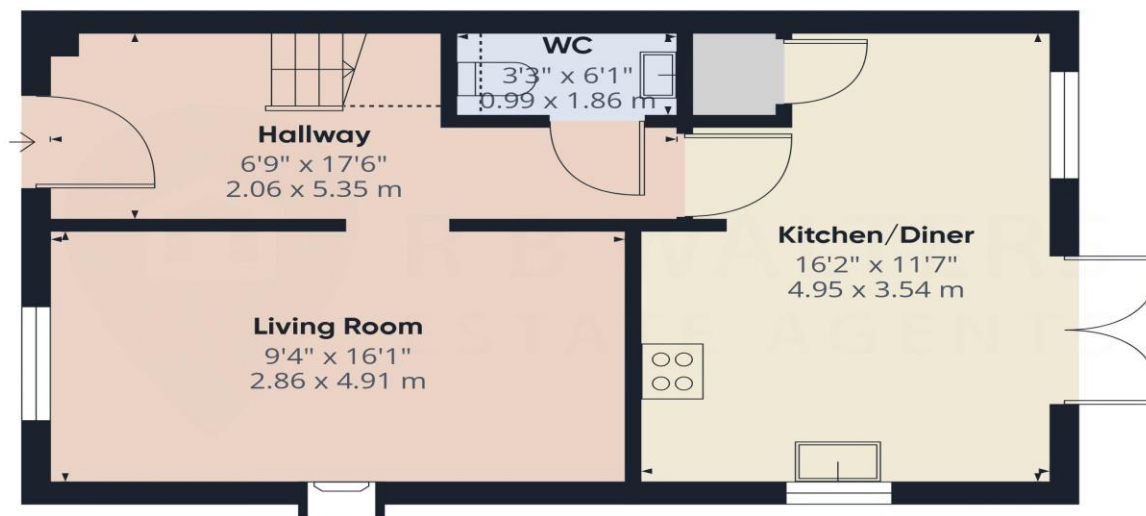
6' 8" x 6' 2" (2.03m x 1.88m)

Outside

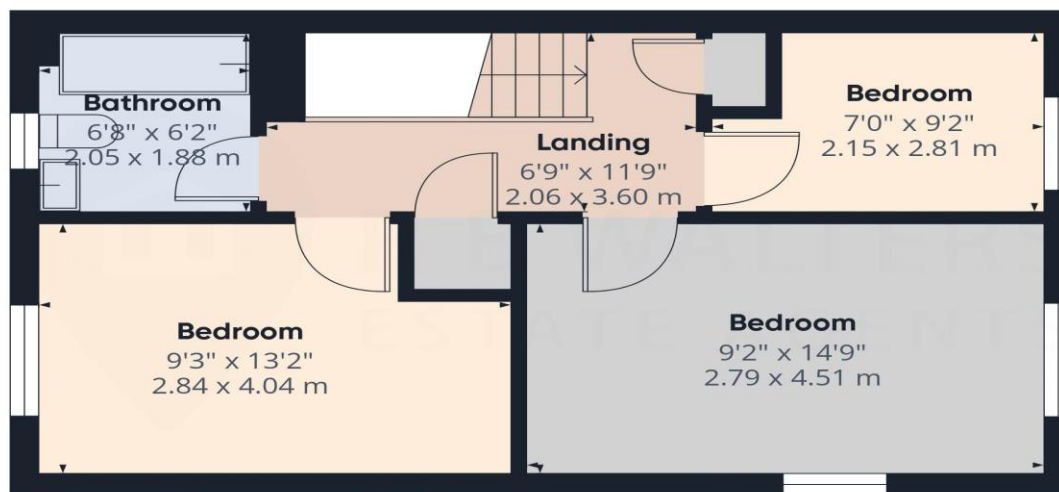
Off Road parking for 2/3 Cars

Rear Garden





Ground Floor



Floor 1

Approximate total area⁽¹⁾

869 ft²

80.8 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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