

40% shared ownership 3 bed semi detached house situated in Pamington

- Good range of amenities locally including supermarkets, pubs, restaurants and takeaways
- Excellent commuting links with M5 nearby to reach Cheltenham (10 miles) or Gloucester (14.5 miles), Bristol (45 miles) & Bath (60 miles)
  - Within reach of many Ofsted 'Good' rated schools
- For days out with the family, you will find yourself on the doorstep of the Cotswolds Area of Outstanding Natural beauty with endless opportunity to enjoy attractions, history, and nature alike.

## Shared ownership information

Shared ownership is a part buy part rent property from a registered landlord. You purchase a share with the help of a mortgage based on your affordability.

OMV - £280,000  
 40% Share - £112,000  
 Rent on remaining share - £385.14pcm (Rent Increase in April - £404.38)  
 Management Fee - £42.76 pcm  
 Buildings Insurance - £17.31 pcm

The more you buy the lower your rent will be. These costs will increase each year with inflation.

## 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.

## Ground Floor

### Entrance Hall

Door leading to Kitchen lounge and stairs to First floor

### Kitchen

8'4" x 10'1" (2.548 x 3.095)

Fitted kitchen with range of wall and base units, stainless steel sink with mixer tap, space for washing machine, dishwasher and fridge/freezer. Electric oven with gas hob with hood over. Window to front elevation

### Lounge/ diner

15'7" x 14'1" (4.774 x 4.316)

Window to Rear with Single door to enclosed back garden along with large cupboard space under stairs.

### WC

3'5" x 4'10" (1.042 x 1.494)

Low level WC and wash hand basin

## First Floor

Landing with doors to 3 bedrooms and bathroom

## Bathroom

6'9" x 9'0" (2.064 x 2.755)

White bathroom suite with shower over bath, low level WC and wash hand basin. Window to rear elevation.

## Bedroom 1

12'10" x 8'6" (3.936 x 2.612)

Window to rear elevation

## Bedroom 2

8'6" x 15'1" (2.612 x 4.614)

Window to Front elevation

## Bedroom 3

7'8" x 10'6" (2.352 x 3.213)

Window to front elevation with a storage cupboard

## External

Allocated parking spaces for 2 cars with visitors spaces alongside. Enclosed rear garden with side access

## Artists Impressions

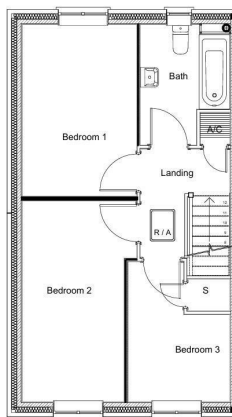
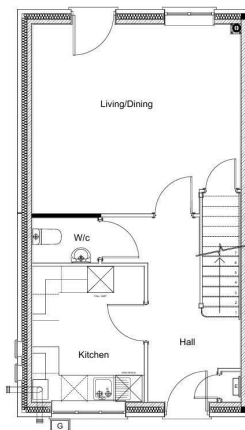
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## Disclaimer

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.

## Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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