

for sale

shared ownership

£130,200



## Crickley Fields Perrybrook Road Brockworth Gloucester GL3 4WL

A beautiful collection of two & three bedroom SHARED OWNERSHIP homes in the brand new Crickley Fields development. Located in the wonderful community of Brockworth! An ideal opportunity for first-time buyers to step onto the property ladder in a thriving community. Contact us today!



# Crickley Fields Perrybrook Road Brockworth Gloucester GL3 4WL

## Internal Features

Door to the front aspect leading through to the inner hallway.

## Inner Hallway

Access through to kitchen, lounge and cloakroom. Storage cupboard. Radiator.

## Kitchen

Double glazed window to the front aspect. Fully fitted kitchen comprising base and wall mounted units housing a selection of cupboards and drawers. Built in sink and drainer unit set in to work surfaces. Built in electric oven with cooker-hood over. Space and plumbing for a washing machine. Space for a

fridge/freezer.

## Lounge

UPVC double glazed window the rear aspect. Double glazed double doors to the rear aspect leading out to the rear garden. Television point. Radiators. Stairs rising to the first floor accommodation.

## First Floor Accommodation

## First Floor Landing

Access through to all bedrooms and family bathroom. Airing cupboard. Linen cupboard.



## **Bedroom One**

UPVC double glazed window to the front aspect. Radiator.

## **Bedroom Two**

UPVC double glazed window to the rear aspect. Radiator.

## **Bedroom Three**

UPVC double glazed window to the rear aspect. Radiator.

## **Bathroom**

UPVC 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**

Enclosed by wooden panel fencing. Laid with turf. Patio area.

## **Parking**

There is allocated parking with the property.

## **Agent Note**

Photography is linked with the site but not above mentioned plot and should only be used for illustrative purposes. 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. Offered on a 40% share basis but alternatives an option.

To view this property please contact Connells on

**T 01454 320 555**  
**E [yate@connells.co.uk](mailto:yate@connells.co.uk)**

72-74 Station Road Yate  
BRISTOL BS37 4PH

Property Ref: YAT308427 - 0003

Tenure:Leasehold EPC Rating: Exempt

Service Charge: 300.00

Ground Rent: Ask Agent

**[view this property online connells.co.uk/Property/YAT308427](https://www.connells.co.uk/Property/YAT308427)**

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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