19 Yew Tree Close, Gloucester, Gloucestershire GL19 3SQ
45% Shared Ownership £112,500









An excellent opportunity to purchase a 45% shared ownership share in this well-presented two-bedroom mid-terrace home, pleasantly situated within the sought-after village of Staunton, offering easy access to Gloucester, Ledbury and surrounding countryside.

Perfect for first-time buyers looking to step onto the property ladder, this modern home offers comfortable and energy-efficient living accommodation throughout.

The ground floor comprises a welcoming entrance hall, a modern fitted kitchen, a spacious lounge/dining room with access to the rear garden, and a convenient cloakroom/WC. To the first floor are two good-sized bedrooms and a family bathroom.

Externally, the property benefits from a fully enclosed rear garden with rear access, ideal for outdoor entertaining and family enjoyment. There are also two allocated parking spaces for added convenience.

Additional features include an air source heat pump, providing an energy-efficient heating solution, and an electric vehicle charging point, making this home ideal for environmentally conscious buyers.

Staunton is a desirable village located on the Gloucestershire/Herefordshire border, offering a peaceful rural setting while remaining conveniently placed for commuting to Gloucester, Cheltenham, Tewkesbury and Ledbury. The village benefits from local amenities, scenic countryside walks and excellent transport links.

A fantastic opportunity for eligible purchasers to acquire an affordable share in a modern, energy-efficient home in a desirable village location. Early viewing is highly recommended.

Rivers Meet
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Gloucestershire GL18 1DS

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Shared ownership costs
Open Market Value - £250,000
Freeholder: Two Rivers Housing
45% Share £112,500
Rent of £370.67pcm
Service charge £36.23pcm
Buildings Insurance £17.31pcm

All applicants must have a local connection to the area.
All applicants must be in housing need and unable to buy on the open market.
You must earn an income of under £80,000 household income.

Ground Floor

Entrance Hall
Doors leading to Kitchen, WC, Lounge and under stair storage cupboard. Stairs to first floor.

Kitchen
10'1" x 6'10" (3.095 x 2.094)
Fitted kitchen with range of wall and base units, stainless steel sink, space for washing machine and fridge freezer. Electric oven with electric hob with hood over. Window to front elevation

WC
3'0" x 6'1" (0.93 x 1.874)
Low level WC and wash hand basin

Lounge/diner
10'1" x 13'9" (3.094 x 4.197)
Door and window to rear garden, under stair storage cupboard.

First floor

Bedroom 1
13'9" x 10'9" (4.203 x 3.301)
Two window to front elevation and storage cupboard

Bedroom 2
15'5" x 7'3" (4.710 x 2.217)
Window to rear elevation

Bathroom
8'3" x 6'2" (2.530 x 1.899)
White bathroom suite with shower over bath, low level WC and wash hand basin. Velux window. Storage cupboard housing heating system.

External
Rear enclosed garden with rear access

Buy Back Lease
In some rural areas properties must be always available for shared ownership. This means if you buy over 80% of the share of the property, the freeholder (or other Housing association) must buy your property back (at market value) if you wish to sell on.

Two Rivers Housing
Two Rivers Housing are the owners of Twocan and the Centigen brand.

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.



