



3 bed semi detached 40% shared ownership home is located on the ever popular residential area of Tutshill.

The accommodation comprises of entrance hall, lounge, kitchen/diner, lobby and WC. Door to the rear garden with shed and rear access. On the first floor there are three bedrooms, bathroom with shower over bath and storage cupboard.

This property also benefits from gas central heating, double glazing, enclosed rear garden with side access, driveway parking for 2 cars.

Shared Ownership Information

Shared ownership is a part buy part rent property from Two Rivers Housing. You purchase a share with the help of a mortgage based on affordability and the minimum share being sold.

Open Market Value - £325,000
40% Share - £130,000
Rent - £499.80pcm
Maintenance charge - £23.55pcm
Building Insurance - £5.21 pcm

Ground Floor

Entrance Hall

8'6" x 4'7" (2.6 x 1.4)
Door through to lounge and stairs to first floor.

Lounge

14'5" x 11'5" (4.4 x 3.5)
Window to front elevation, door through to kitchen/diner

Kitchen/diner

15'1" x 9'10" (4.6 x 3.0)
Fitted kitchen with range of wall and base units, stainless steel sink with mixer tap, space for washing machine and fridge/freezer. Electric oven with gas hob with hood over. Window to rear elevation and door to lobby, WC and rear garden and under stair storage cupboard.

Lobby

5'6" x 4'7" (1.7 x 1.4)
Doors to rear garden and WC

WC

5'6" x 4'7" (1.7 x 1.4)
Low level WC and wash hand basin

First Floor

Bedroom 1

14'9" x 7'6" (4.5 x 2.3)
Window to front elevation.

Bedroom 2

13'9" x 7'6" (4.2 x 2.3)
Window to rear elevation

Bedroom 3

9'6" x 6'10" (2.9 x 2.1)
Window to rear elevation

Bathroom

7'10" x 6'2" (2.4 x 1.9)
White bathroom suite with shower over bath, low level WC and wash hand basin. Window to side elevation.

External

Rear garden with shed and side access. Driveway parking for 2 cars.

Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of 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.

