



Welcome to this nearly new mid-terrace house located on Rodley Manor Way in Lydney. Built in 2023, this property offers a modern living experience with generous well-designed space.

As you enter, you will find an open plan ground floor that creates a bright and inviting atmosphere, perfect for both relaxation and entertaining. The kitchen flows seamlessly into the dining and sitting area making it an ideal setting for family gatherings or social occasions. The immaculate condition of the home ensures that you can move in with ease, without the need for any immediate renovations.

This property boasts three comfortable bedrooms, providing ample space for a growing family or guests. The well-appointed bathroom is conveniently located to serve all bedrooms, enhancing the practicality of the home.

Outside, you will discover a private garden with gated access, offering a tranquil retreat for outdoor enjoyment. This space is perfect for gardening enthusiasts or for children to play safely. Additionally, the property includes parking for one vehicle, adding to the convenience of living in this lovely home.

Situated in a desirable area, this property is not only modern and stylish but also offers a sense of community and accessibility to local amenities. Whether you are a first-time buyer or looking to downsize, this home presents an excellent opportunity to enjoy contemporary living in Lydney. Don't miss your chance to make this beautiful house your new home.

### 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.

### 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.

Example of costs based on a Share of: 40 %

Open Market Value: £270,000  
 40% Share: £108,000  
 Rent per month: £402.26  
 Service Charges per month: £25.52  
 Buildings insurance per month: £17.31

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

### Eligibility Criteria

To be eligible for Shared Ownership you need to:

- be a first-time buyer, an existing shared ownership homeowner, or a former homeowner who can't afford to buy now
- be over 18 years old
- have an annual household income of less than £80,000 (£90,000 in London).

If you wish to buy one of these properties we need to assess your eligibility for shared ownership. For this we need to see:

- Proof of ID
- Proof of address

You will also be required to complete an application form and an affordability calculation.

### Ground Floor

#### Kitchen / Dining Room / Sitting Room

27'3" x 16'7" (8.33 x 5.07)

Open plan living space including kitchen, dining and sitting areas. One window to the front and large patio doors to the rear.

Fully fitted kitchen, with base and wall unit cupboards. Large sink area. Window to the front elevation.

### WC

2'9" x 6'6" (0.85 x 2.00)

White wash hand basin with low level WC

### First Floor

#### Bedroom One

14'11" x 9'2" (4.56 x 2.81)

Double bedroom with window to rear elevation.

#### Bedroom Two

12'0" x 9'3" (3.66 x 2.83)

Double bedroom with window to front elevation

#### Bedroom Three

7'0" x 10'9" (2.15 x 3.28)

Single bedroom with window to rear elevation. Currently being used as an office.

### Bathroom

7'0" x 6'6" (2.14 x 2.00)

White bathroom suite with shower over bath and glass panel shower screen. Low level WC and wash hand basin. Window to front elevation

### External

Enclosed back garden with back access gate. 1 parking space in the car parking plot.

### Two Rivers Housing

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

### 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.

