

Well presented 40% shared ownership 2 bed mid terrace house situated in Lydney, comprising of lounge, kitchen, 2 bedrooms, bathroom, WC, driveway parking and rear garden.

## Ground Floor

### Entrance Hall

Stairs to first floor, door to lounge

### Lounge

16'4" x 9'6" (5 x 2.9)

Under stair storage cupboard. Window to front elevation

### Kitchen

12'9" x 9'6" (3.9 x 2.9)

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

### Lobby

Door to kitchen, WC and rear garden

### WC

5'2" x 3'3" (1.6 x 1.0)

Low level WC and wash hand basin

## First Floor

### Landing

8'6" x 6'6" (2.6 x 2.0)

Doors to 2 bedrooms, bathroom and storage cupboard

### Bedroom 1

13'1" x 11'5" (4.0 x 3.5)

Window to front elevation

### Bedroom 2

13'1" x 11'1" (4.0 x 3.4)

Window to rear elevation

### Bathroom

6'2" x 6'2" (1.9 x 1.9)

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

### External

Private rear garden with rear access and shed, allocated driveway parking for 2 cars

## Shared Ownership Information

Shared ownership is a part buy part rent property from a registered landlord - Wydean Housing

You purchase a share with the help of a mortgage based on affordability and the minimum share being sold.

You must have a local connection to Lydney and be in housing need ie unable to buy on the open market

Open Market Value: £220,000

40% Share: £88,000

Rent: £227.60pm

Service Charge: £20.17pm

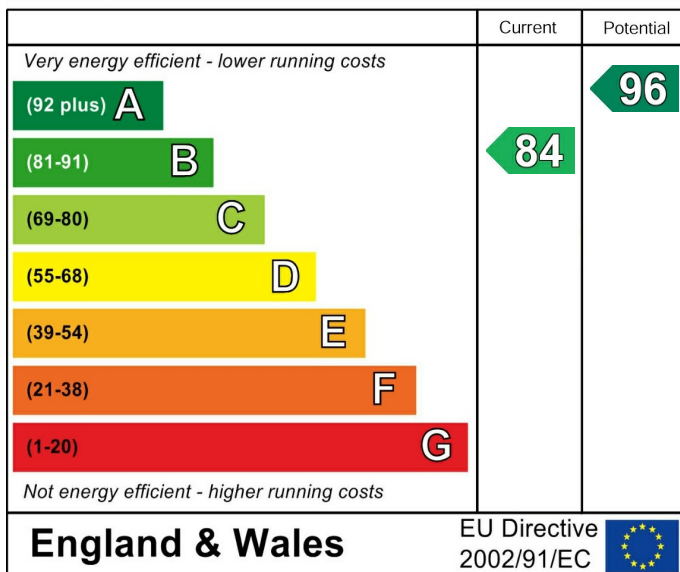
Buildings Insurance: £18.11pm

These costs will increase each year with inflation

## 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.

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating

