



6 Nautilus Close

Brockworth, Gloucester, GL3 4YW

£126,000



This well designed three-bedroom semi-detached house offers an ideal blend of modern living and convenience. Located in an excellent position for easy access to both Gloucester and Cheltenham, the property enjoys a picturesque backdrop of rolling Cotswold hills and woodland, and is conveniently close to a range of amenities. The accommodation comprises of: Entrance hallway, cloakroom, lounge & kitchen/diner. Upstairs are three bedrooms & bathroom.

Outside is an enclosed & generous size garden with parking for two directly to side.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, laminate flooring, stairs leading to first floor, doors to both lounge

Lounge

Upvc double glazed windows to front, radiator, power points, television point.

Kitchen/Diner

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, radiator, power points, recessed down lights, under stairs storage cupboard.

Cloakroom

Low level wc & pedestal wash hand basin.

First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points.

Bedroom 2

Upvc double glazed windows to front, radiator, power points.

Bedroom 3

Upvc double glazed windows to rear, radiator, power points.

Bathroom

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Rear Garden

An enclosed & excellent size garden which is partly paved, mainly laid to lawn, cold water tap, gated side access, shed.

Tenure & Charges

Leasehold-
125 year lease from October 2019 (120 remaining)
Rent Charge - £389.78 per month
Service Charge- £10.03
Buildings Insurance- £16.99
Total of £416.80 per month
Managing Company are Sovereign Homes.

Requirements-

Shared ownership is a form of affordable housing and any buyer must:

- Have an annual income of less than £80,000
- Be a first-time buyer, or
- Be an existing homeowner - but able to demonstrate they have sold their property subject to contract.

As well as this, the prospective buyer should meet the following criteria:

- Be over 18 years of age
- Earn below £80,000 as a household
- Must own and occupy the property as their sole and primary residence
- Be able to demonstrate a good credit history and can afford the regular payments involved in buying this home

Local Authority

Tewkesbury Borough Council- Band C

Services

Mains water, gas, electricity & drainage.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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