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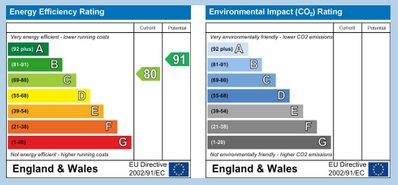
Bennett Jones PARTNERSHIP







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18 Foundry Rise, Dursley, GL11 4HJ

Price Guide

£120,000



TWO BEDROOM SEMI-DETACHED PROPERTY WITH ALLOCATED TANDEM PARKING FOR TWO, SHARED OWNERSHIP WITH 40% SHARE (STAIRCASING AVAILABLE), GAS CENTRAL HEATING PLUS DOUBLE GLAZING, CONSTRUCTED 2023, CANOPY PORCH, ENTRANCE HALLWAY, KITCHEN/BREAKFAST ROOM, LIVING ROOM, CLOAKROOM, TWO FIRST FLOOR BEDROOMS, BATHROOM, ENCLOSED REAR GARDEN BACKING ONTO GREEN SPACE.
ENERGY RATING: C.

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The Property Ombudsman
propertymark

18 Foundry Rise, Dursley, GL11 4HJ

SITUATION
Situated on the sought after Littlecombe Development, this two bedroom semi-detached house occupies a good position within a short walk of Dursley town centre. The town has a good range of local retailers along with Sainsbury's supermarket, library, swimming pool and primary school in the nearby Dursley Academy. Comprehensive schooling can also be found in the town. These new properties are constructed at the base of the Cotswold Escarpment, which provides a range of country walks including The Cotswold Way, which passes within a quarter of mile of the property. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. The adjoining village of Cam has a 'park and ride' railway station with onward connections to the national rail network.

DIRECTIONS
From Dursley town centre proceed past Sainsbury's supermarket along the A4135 and at the town hall and church, take the first exit on the roundabout onto Long Street and continue to the bottom of the incline, taking the left turning at the junction onto Drake Lane. Take the next turning on the left onto Lister Road then the next turning on the left onto Foundry Rise. Proceed up the incline and number 18 will be located by the junction.

DESCRIPTION
This property was constructed in 2023 and provides the perfect opportunity for affordable entry purchase price and rent. The current share available is 40% with further shares available via staircasing through Elim Housing Association Limited. Set in this good position backing onto green space, the accommodation is accessed via entrance hall with cloakroom/WC, spacious living room, kitchen/dining room, two large bedrooms and bathroom. The property has rear lawned garden which backs onto green space to rear, side access to front which has driveway parking for two.

THE ACCOMMODATION
(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

CANOPY PORCH

ENTRANCE HALL
Double glazed and composite front door, stairs to first floor and storage cupboard.

CLOAKROOM
Having wash hand basin, WC and double glazed window to rear.

LIVING ROOM 3.79m x 3.10m (12'5" x 10'2")
Having double glazed window to front, radiator.

KITCHEN/BREAKFAST ROOM 3.64m x 3.48m (11'11" x 11'5")
Fitted kitchen with base and wall units, roll top laminated work surfaces over, space for tall standing fridge freezer, electric oven, gas hob with extractor over, space and plumbing for washing machine, one and half bowl stainless steel sink and drainer, gas boiler in cupboard, radiator, double glazed window and door to garden.

ON THE FIRST FLOOR

LANDING
Access to loft space, storage cupboard, radiator.

BEDROOM ONE 5.10m narrowing to 4.00m x 3.19m (16'8" narrowing to 13'1" x 10'5")
Having two windows to front, radiator, storage cupboard.

BEDROOM TWO 4.20m x 2.86m (13'9" x 9'4")
Having double glazed window to rear, radiator.

BATHROOM
Having low level suite comprising wash hand basin, WC, bath, radiator.

EXTERNALLY
The rear property has flagstone patio, tap, shed, is laid to lawn and enclosed by wood panel fencing. Side gate leads to front brick paved driveway providing parking for two cars.

AGENT'S NOTE ONE
Tenure: Leasehold - 125 year lease commencing 2023.
All mains services are connected, gas central heating.
Council Tax Band: B.
Parking is for domestic motorcar or motorcycle or light commercial van which shall not exceed 1.5 tonnes.





The keeping of pets require the permission of the housing association.
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

AGENT'S NOTE TWO
SHARED OWNERSHIP: Elim Housing Association Limited.
Full market value £300,000 - 40% share £120,000.
Rent for balance: £378.13 per month and the service charge is £25.71 per month.
Next rent review April 2027.
The property is subject to qualifying requirements which can be found at - www.gov.uk/shared-ownership-scheme/who-can-apply.

There is a restrictive covenant that has the following requirements for any purchaser:

1. To live or work in Gloucestershire or an adjoining ANOB or national park.

2. To live in Gloucester or have a local connection to Gloucester.

3. To be a member of the armed forces having previously lived in Gloucestershire.

VIEWING
By appointment with the owner's sole agents as over.

FINANCIAL SERVICES
We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.





