



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	96	A	A
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

7 Chapel Place Chapel Street, Dursley,
GL11 5FA

Price Guide
£112,500



TWO DOUBLE BEDROOM MID-TERRACED PROPERTY, SHARED OWNERSHIP WITH 50% SHARE AVAILABLE (100% OWNERSHIP POSSIBLE BY NEGOTIATION), BUILT IN 2017 WITH OUTSTANDING BALANCE OF 10 YEAR BUILDERS WARRANTY, ENTRANCE HALLWAY, KITCHEN, CLOAKROOM, OPEN PLAN LIVING/DINING ROOM, TWO FIRST FLOOR BEDROOMS, BATHROOM, ENCLOSED REAR GARDEN, PARKING FOR ONE, DOUBLE GLAZING PLUS GAS CENTRAL HEATING. ENERGY RATING: B.

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7 Chapel Place Chapel Street, Dursley, GL11 5FA

SITUATION

7 Chapel Place is situated in this most convenient location within a few minutes walk of Cam village centre and its amenities. Within walking distance is a Tesco supermarket, cafes, post office, chemist, independent retailers and both doctors and dentist surgeries. The adjoining town of Dursley has a wider range of facilities including Sainsburys supermarket, swimming pool, sports hall and library. There is a Park and Ride railway station in Box Road on the outskirts of Cam with regular services to Gloucester and Bristol with connections to the national rail network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, proceeding straight across the first and second mini roundabouts, at the third mini roundabout take the last exit and proceed down the incline into Cam village, at the roundabout take the third exit into Chapel Street and Chapel Place can be found on the left hand side.

DESCRIPTION

This shared ownership property is being offered to the market with a 50% share available with further ownership available by staircasing (up to 100%) through Stroud District Council. Built in 2017 and benefiting from the remaining balance of the 10 year builders warranty, this property is located in very convenient location and benefits from one parking space and a low maintenance rear garden. Internally, the property briefly comprises; entrance hallway, cloakroom, kitchen and open plan living/dining room with French doors to garden. On the first floor there are two double bedrooms and bathroom.

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).

ENTRANCE HALL

Composite front door with double glazed side light, radiator, stairs to first floor, storage cupboard.

CLOAKROOM

Having Low level WC, wash hand basin with pedestal, extractor fan.

KITCHEN 3.35 x 2.47 (10'11" x 8'1")

Having wall and base units with work top over, part tiled splash back, integrated gas hob and oven with extractor hood over, Worcester Bosch boiler, one and a half bowl sink with mixer tap, space and plumbing for washing machine and fridge freezer, double glazed window, radiator.

LOUNGE/DINER 4.75m x 3.70m (15'7" x 12'1")

Having radiator, double glazed window, thermostat, double glazed French Doors to garden.

ON THE FIRST FLOOR

LANDING

Having airing cupboard.

BEDROOM ONE 4.75m (max) x 3.14m (max) (15'7" (max) x 10'3" (max))

Having two double glazed windows, radiator and access to loft.

BEDROOM TWO 4.74m x 3.06m (15'6" x 10'0")

Having double glazed window and radiator.

BATHROOM

Having low level WC, wash hand basin with pedestal, bath with shower over, part tiled wall, extractor fan and heated towel rail.

EXTERNALLY

To the front of the property is a small courtyard area enclosed by attractive stone and iron railing. At the rear of the property is an artificial lawn with outside tap, steps down to patio area with shed and gated rear access to allocated parking for one car with use of four communal visitor spaces.

AGENT NOTES

Tenure: Leasehold. 125 year lease commenced July 2017 (116 years remaining).

Services: All mains services are believed to be connected. Gas central heating.

50% Shared ownership with staircasing available.

Current rent of £266.36 PCM.

Council Tax Band: B

There is a restriction on the title prohibiting the running of a

business from the premises unless 100% owned.

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

AGENTS NOTE TWO

The following must be true for any prospective applicant:

- Their household income does not exceed £80,000 per annum.
- They have a deposit (at least 5% of the initial share they are purchasing).
- They are a first-time buyer or used to own a home but cannot afford to buy 100% of the property now.
- They currently occupy a Shared Ownership property and are looking to move.
- They have passed a financial assessment, demonstrating

they are financially able to purchase the minimum share value and support the monthly costs.

- They meet the relevant requirements regarding their credit history.

- The property will be their principal and only home at the time of purchase

The affordability assessment is not optional - it must be carried out. The council cannot progress the sale without it.

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.

VIEWING

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

