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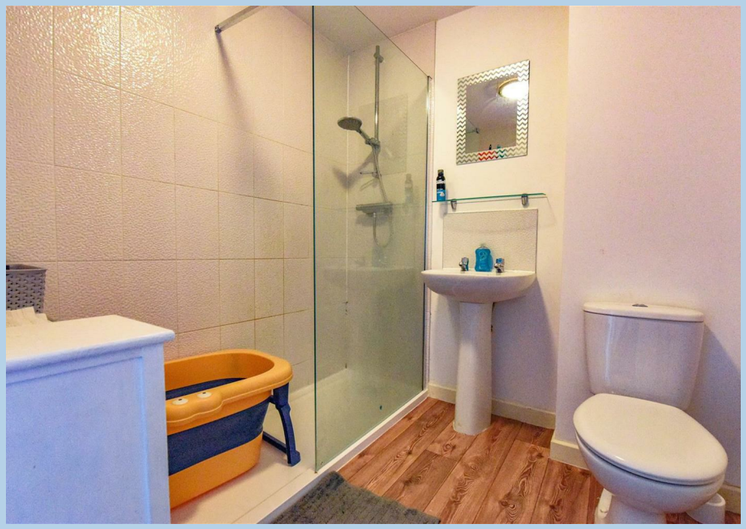
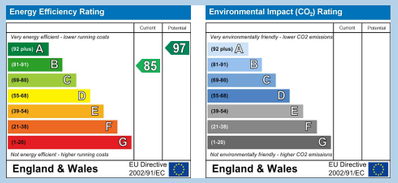
Bennett Jones PARTNERSHIP





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Bennett Jones PARTNERSHIP

8 Railway Walk, Dursley, GL11 5DF

Asking Price
£120,000

SHARED OWNERSHIP THREE BEDROOM HOME, 40% SHARE AND ABOVE AVAILABLE, LEASEHOLD WITH 125 YEAR LEASE COMMENCED 2018 (FREEHOLD AVAILABLE UPON FINAL STAIRCASING AT 100% SHARE), ALLOCATED PARKING FOR ONE CAR, ENTRANCE HALLWAY, CLOAKROOM, KITCHEN, LIVING/DINING ROOM, THREE FIRST FLOOR BEDROOMS, SHOWER ROOM, ENCLOSED REAR GARDEN, ENERGY RATING: B.

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propertymark

8 Railway Walk, Dursley, GL11 5DF

SITUATION

This property occupies a pleasant position in Railway Walk which is a recently built development on the southern side of Box Road on the outskirts of the village of Cam. Railway Walk is well placed for the 'Park and Ride' Railway Station, which has regular services to Gloucester, Bristol and onward connections to the national rail network. Within a short walk is a petrol station/Spar mini-market and Cam village is approximately three quarters of a mile distant, which has a range of local retailers along with Tesco's supermarket. Cam village has a choice of three primary schools and Rednock Comprehensive School is situated in Dursley town where there can be found a larger range of shopping facilities including Sainsbury's supermarket and recreational facilities including swimming pool, gym, library and Community Centre.

DIRECTIONS

If travelling from Cam village centre, from the roundabout with Tesco's proceed in a northerly direction on the A4135 for approximately three quarter of a mile passing the Shell petrol station on the left and take the turning on the right signposted Park and Ride Railway Station, continue for approximately 100 metres and 8 Railway Walk will be found on the left hand side.

DESCRIPTION

This shared ownership property has been in the same ownership for nearly three years and was constructed in 2018 and has the outstanding balance of a 10 year NHBC. The current available share is 40% and above through staircasing. The property is leasehold with a 125 year lease which commenced in 2018 and freehold is available upon staircasing to 100% share. The property briefly comprises; canopy porch, entrance hallway, kitchen, living/dining room and cloakroom. On the first floor there are three bedrooms and shower room. The rear garden is low maintenance and has access to the parking space.

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).

ON THE GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, under stair storage, radiator, thermostat.

CLOAKROOM

Low level WC, pedestal wash hand basin, radiator.

KITCHEN 3.40m x 3.09m (11'1" x 10'1")

Range of wall and base units, integrated gas hob with splashback and extractor over, electric oven, one and a half bowl sink units, tiled splashback, space for washing machine, fridge freezer, radiator, double glazed window.

LOUNGE 4.69m x 3.85m (15'4" x 12'7")

Double glazed window, double glazed door, media wall with space for electric fireplace and TV, thermostat, radiator.

ON THE FIRST FLOOR

LANDING

Radiator, access to loft.

BEDROOM ONE 4.07m max x 3.89m (13'4" max x 12'9")

Two double glazed windows, radiator, built-in wardrobe.

BEDROOM TWO 3.45m x 3.06 reducing to 2.67m (11'3" x 10'0" reducing to 8'9")

Double glazed window, radiator.

BEDROOM THREE 3.46m x 1.92m (11'4" x 6'3")

Double glazed window, radiator.

EXTERNALLY

There is allocated parking space for one car. Gated side access to the rear garden with patio, astro turf, outside tap, enclosed by panel fencing.

AGENT NOTES

Tenure: Leasehold
Services: All mains services are understood to be connected.
Council Tax Band: C
Broadband: Fibre to the Premises.
For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information

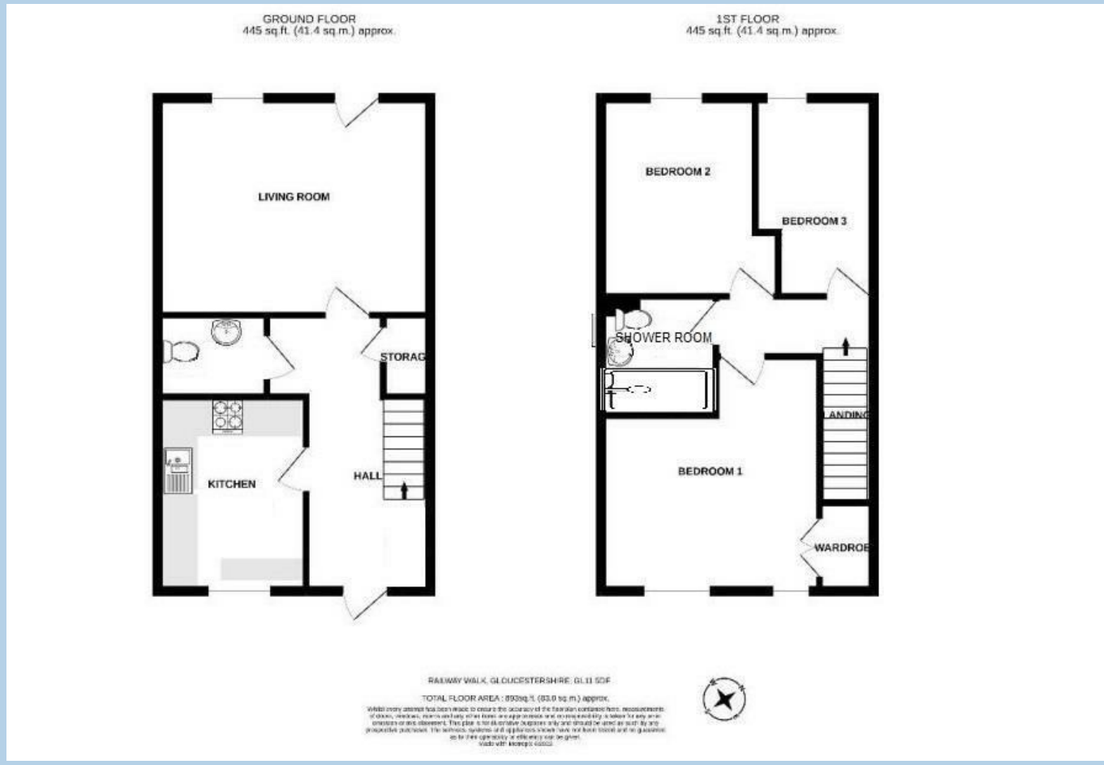
Full market value - £300,000
Share % - 40%
Share value - £120,000
Rent - £478.77pcm
Service charge - £55.55pcm
Staircasing restrictions – Can staircase to 100%
Lease term – 117 years remaining

SHARED OWNERSHIP APPLICATION CRITERIA

Applications need to be made to and approved by Green Square Accord
You must be in housing need and unable to afford to buy a home on the open market.
• Your household income must be £80,000 or less a year.
• You're a first time buyer (or you used to own a home but can't afford to buy one now).
• You rent a council or housing association property.
• You own a home that is currently 'sold subject to contract' or 'SSTC'

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.