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25 Cromwell Close, Berkeley,  
GL13 9GA

Price Guide  
£122,500



\*\*\* OPEN HOUSE SATURDAY 12TH SEPTEMBER 10.00-11.30 NO APPOINTMENT NECESSARY \*\*\*

THREE BEDROOM SEMI-DETACHED PROPERTY WITH ALLOCATED TANDEM PARKING FOR TWO, SHARED OWNERSHIP, GAS CENTRAL HEATING PLUS DOUBLE GLAZING, CANOPY PORCH, ENTRANCE HALLWAY, KITCHEN/DINING ROOM, LIVING ROOM, CLOAKROOM, THREE FIRST FLOOR BEDROOMS, BATHROOM, ENCLOSED LOW MAINTENANCE REAR GARDEN. ENERGY RATING: C.

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# 25 Cromwell Close, Berkeley, GL13 9GA

## SITUATION

This shared ownership home is located in the pleasant development of Newtown situated in Sharpness. The property is within a few minutes walk of the local shop/post office and primary school and close to a public green/play area. The nearby historic town of Berkeley offers a range of shopping facilities and the town is famous for its Castle and Jenner Museum. The nearby A38 gives access to the M5/M4 motorway network bringing the larger centres of Gloucester, Bristol and Cheltenham within daily commuting distance.

## DIRECTIONS

From the A38 proceed in a southerly direction towards Berkeley turning right onto the B4066 and continue for approximately three quarters of a mile to the roundabout taking the second exit and continue on the B4066 to the next roundabout and take the second exit. Continue for approximately three quarters of a mile taking the first turning on the right signposted Newtown and continue under the railway bridge to the mini-roundabout taking the second turning into Cromwell Close. Continue for approximately 50 metres taking the turning on the left hand side, take the next right turn and the property will be located on the left hand side accessible via car/foot between the red brick and white rendered houses.

## DESCRIPTION

This property was constructed approximately 14 years ago by Persimmon Homes and is being offered to the market under a shared ownership scheme with Cottsway Housing Association. The share amount available to purchase currently is 50% with staircasing available to increase the share amount to a maximum of 100%. The property briefly comprises; canopy porch, entrance hallway, cloakroom, kitchen/breakfast room, living/dining room. On the first floor there are three bedrooms and bathroom. The garden is low maintenance with artificial grass, patio, steps to lower patio which has storage shed and is enclosed by wood panel fencing with gate leading to the two allocated tandem parking spaces.

## 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 HALLWAY

Double glazed front door, stairs to first floor, under stair cupboard, radiator, door to:

## CLOAKROOM

Low level wc, wash hand basin with pedestal, double glazed window to front, radiator.

## KITCHEN/DINING ROOM 4.98m x 2.95m (16'4" x 9'8")

Fitted kitchen with base and wall units roll top laminated work surfaces over, stainless steel sink and drainer, electric oven, gas hob with extractor over, space and plumbing for washing machine, space for American fridge freezer, radiator, double glazed window to front, gas boiler in cupboard.

## LIVING ROOM 5.16m x 2.90m (16'11" x 9'6")

Double glazed window and door to garden, radiator.

## ON THE FIRST FLOOR

## LANDING

Access to loft space, storage cupboard.

## BEDROOM ONE 3.56m (max) x 3.03m (max) (11'8" (max) x 9'11" (max))

Double glazed window to rear, radiator.

## BEDROOM TWO 4.34m (max) x 2.63m (14'2" (max) x 8'7")

Double glazed window to front, radiator.

## BEDROOM THREE 2.93m (max over stairwell) x 2.41m (9'7" (max over stairwell) x 7'10")

Double glazed window to front, radiator.

## BATHROOM

Bath with mixer shower, low level wc, wash hand basin with pedestal, double glazed window to rear, radiator.

## EXTERNALLY

The rear garden has artificial lawn, flagstone patio, steps to further patio and storage shed. The garden is enclosed by wood panel fencing and has gate leading to the two allocated tandem parking spaces for two.

## AGENT NOTES

Tenure: Leasehold. 99 year lease from March 2012 (85 years remaining).  
All mains services are believed to be connected. Gas central heating.  
Council Tax Band: C



Monthly rent: £171.89 (at 50% ownership) with Cottsway Housing Association)  
Monthly service charge: £27.96 which is reviewed annually.  
LCHO Building Insurance: £30.58.  
£122,500 for 50% share (£225,000 for 100% share).  
Broadband: Fibre to the Premises  
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

## CRITERIA FOR SHARED OWNERSHIP

Criteria as follows.

1. Applicants household income is £80,000 a year or less
2. Applicant cannot afford all of the deposit and mortgage payments for a home that meets their needs.

One of the following must also be true:

1. Applicant must be a first-time buyer

2. Applicant used to own a home but cannot afford to buy one now
3. Applicant is forming a new household - for example, after a relationship breakdown
4. Applicant is an existing shared owner and wants to move.
5. Applicant owns a home and wants to move but cannot afford a new home that meets their needs

## 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.

