

ESTATE AGENTS



Farr & Farr

farrandfarr.co.uk

PRICE: £125,000
SHARED OWNERSHIP

REF : H24202/SM

**66 BEAMONT WALK
COOPERS EDGE
BROCKWORTH
GLOUCESTER
GL3 4BL**



A CONTEMPORARY STYLE 3 BEDROOMED MODERN TOWN

City Centre:

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ office@
farr-farr.co.uk

Churchdown:

50 Churchdown Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
farr-farr.co.uk

Longlevens:

120 Churchdown Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@
farr-farr.co.uk

Churchdown:

Gloucester GL3 2ER
☎ 01452 857421
✉ churchdown@
farr-farr.co.uk

Lettings:

40 Oxstalls Way
Gloucester GL2 0JQ
☎ 01452 238298
✉ lettings@
farr-farr.co.uk

HOUSE WITH LOVELY OPEN ASPECT

66 BEAMONT WALK, COOPERS EDGE, BROCKWORTH, GLOUCESTER, GL3 4BL
50% SHARED OWNERSHIP

This spacious 3 bedroomed property is set over three floors and benefits from a lovely open aspect to the front. The property offers a kitchen/dining room/family room with access to the rear garden as well as a downstairs cloakroom and generous entrance hall. On the first floor is a light and airy lounge and a double bedroom/study. The 2nd floor provides a further two double bedrooms with ensuite to master and family bathroom.

Shared ownership is a fantastic opportunity for those who can't afford to buy a home on the open market. It allows you to buy a share in a leasehold property on a part buy/part rent basis and pay a subsidised rent on the part that you do not own. After the initial purchase it is possible to buy further shares and eventually own the property outright.

Coopers Edge is an attractive modern development situated about half way between Gloucester and Cheltenham. Excellent local amenities are close to hand including large supermarket, coffee shop, gym, restaurant etc. A well respected local school is within walking distance. There are regular bus services to both Gloucester and Cheltenham and easy access to the M4 and M5 motorways.

ENTRANCE HALL; CLOAKROOM; KITCHEN/DINING ROOM ON THE GROUND FLOOR; SPACIOUS LOUNGE AND BEDROOM/STUDY ON THE FIRST FLOOR; MASTER BEDROOM WITH ENSUITE SHOWER ROOM; FURTHER BEDROOM AND BATHROOM ON THE 2ND FLOOR; DOUBLE GLAZING; GAS FIRED CENTRAL HEATING AND REAR GARDEN; ALLOCATED PARKING SPACE; SHARED OWNERSHIP

ENTRANCE HALL :

Stairs to first floor.

CLOAKROOM :

Window to front. Vanity wash hand basin with cupboard under. Low level WC. Wall mounted Potterton gas central heating boiler.



KITCHEN/DINING ROOM : 21'11 x 14'11

French windows to garden. Understairs storage cupboard and boiler room. Well fitted kitchen with a range of base cupboards, work surfaces and wall cupboard etc. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Built in double electric oven with 5 burner gas hob over. Extractor fan.



FIRST FLOOR :

LOUNGE : 14'11 x 13'3

Two windows to rear. Two radiators. Carpeted. TV point.



BEDROOM THREE/STUDY : 12'5 x 8'10

Window to front. Carpeted. TV point.



SECOND FLOOR LANDING :

Access to partially boarded loft.

FAMILY BATHROOM :

Panelled bath with mixer taps and shower attachment. Wash hand basin. Low level WC. Sink with cupboard under. Radiator. Extractor fan.



MASTER BEDROOM : 15'4 x 8'11

Window to rear. Radiator. Carpeted.



ENSUITE SHOWER ROOM :

Velux window. Fully tiled shower cubicle with power shower. Low level WC. Part tiled walls. Extractor fan. Radiator.

**BEDROOM TWO : 14'11 x 10'3**

Window to front. Built in wardrobe. Radiator. Carpeted.

**EXTERIOR :****REAR GARDEN :**

Easily maintained rear garden comprising of patio and decking areas. Edged with wood panel fencing. Garden shed plus additional wooden storage cupboard. Gated rear access to car park with allocated space.





PLEASE NOTE :

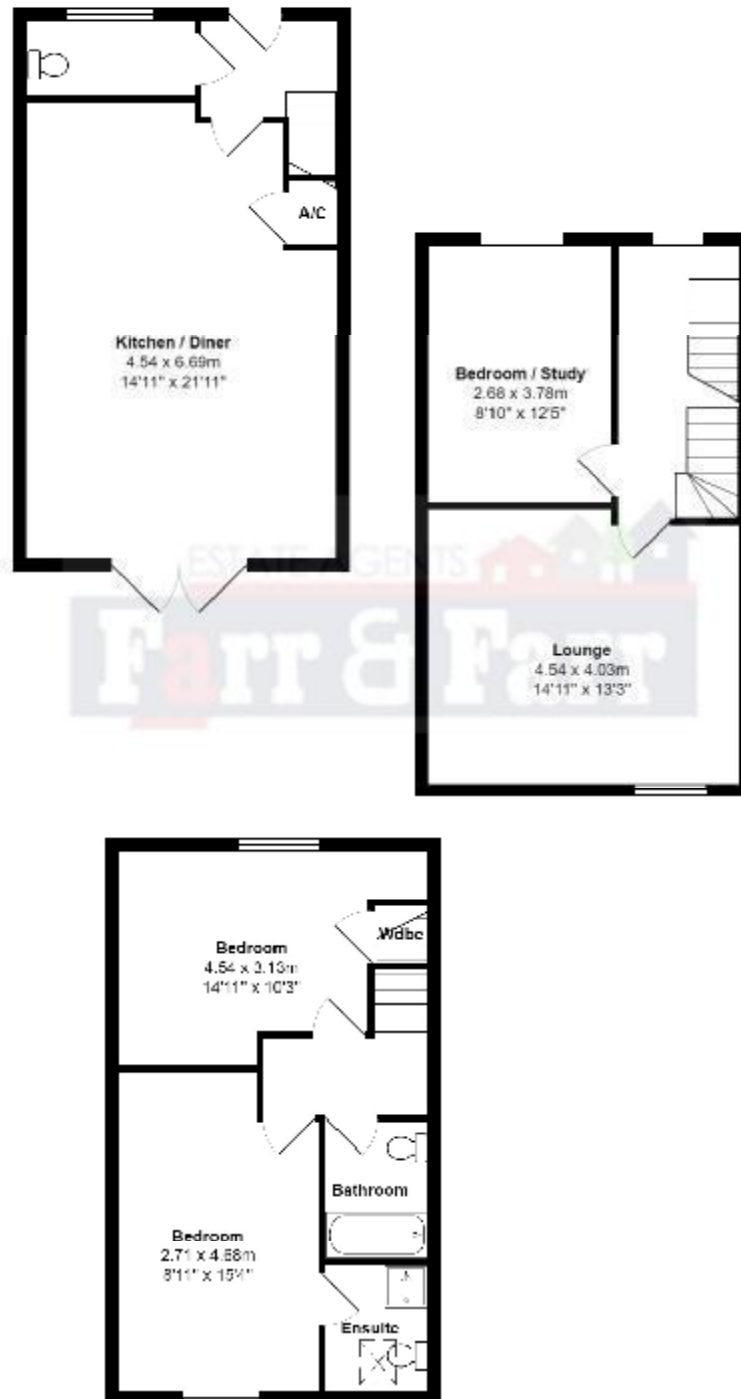
**ALL MEASUREMENTS ARE APPROXIMATE
VIEWING BY APPOINTMENT WITH THE AGENT**

NOTE :

MONTHLY RENT ON SHARED OWNERSHIP – £293PCM (this can change depending on amount of shared ownership)

LEASE 125 YEARS FROM 2009

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx Total Area: 107.9 m² ... 1162 ft²

Drawn by: www.glaucasterenergy.co.uk for sale only.
This plan is for layout guidance only. Not drawn to scale, unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions. Please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.