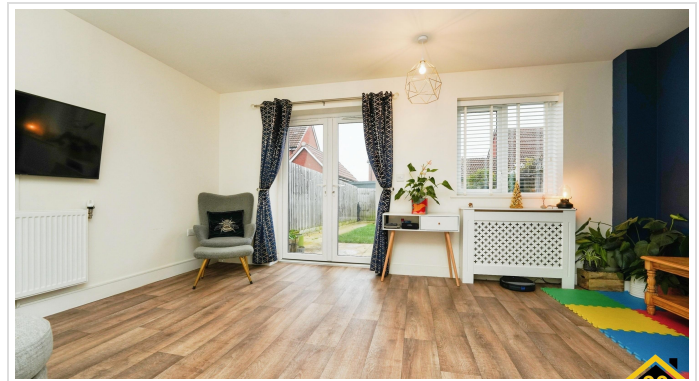




**99Home Ltd.**  
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2 Bed Terraced In Sharing Grove Bishops Cleeve, Cheltenham, GL52 8HZ

£140,060





## SHORT DESCRIPTION

Property Ref 14183 Offered as a Shared Ownership resale, this beautifully presented two-bedroom mid-terrace home is part of a modern Linden Homes development, built just six years ago and still benefiting from the remainder of its NHBC warranty. Tucked away at the end of a Terraced and private cul-de-sac, the property enjoys a superb setting within a well-maintained estate in the heart of the Cotswolds. To the front, a generous driveway provides parking for two to three vehicles, complemented by additional on-street parking. The surrounding neighbourhood is ideal for families and those who enjoy the outdoors, with three children's play areas just a short stroll away, along with open countryside and scenic public footpaths right at the end of the cul-de-sac. Inside, the home offers a thoughtfully arranged layout. A spacious kitchen sits at the front of the property, while a convenient ground-floor cloakroom is located off the entrance hallway. To the rear, a bright and expansive living and dining area opens through double patio doors onto a private south-facing garden, creating a wonderful space for both relaxation and entertaining. The garden is a true highlight, enjoying a peaceful and sunny aspect and enclosed by neighbouring gardens. It features a patio seating area, a well-kept lawn, and a substantial shed or workshop. Attractive flower beds line one side, leading to rear access onto the driveway. The driveway itself is enhanced by a planted border and a small lawned area, adding to the home's overall charm. Upstairs, there are two generously sized double bedrooms and a stylish family bathroom with a shower over the bath. The principal bedroom is particularly spacious, easily accommodating a super king bed, and benefits from a built in airing cupboard, a double wardrobe, and lovely views across the nearby hills. The second bedroom is also a comfortable double, overlooking the rear garden. Further benefits include solar panels fitted to the south-facing roof, helping to reduce electricity costs, as well as a range of local amenities within easy walking distance, including shops, takeaway options, and a convenient Co op. The property is currently available on a 47 per cent Shared Ownership basis, with the opportunity to increase your share over time, up to full ownership. Property Type: Terraced Full selling price: £298000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 47% Share price: £140060.00 Monthly rent based on 47% share: £391.22 Remaining lease (In Years): 118 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £508.80 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2

Bed Room(s)

2

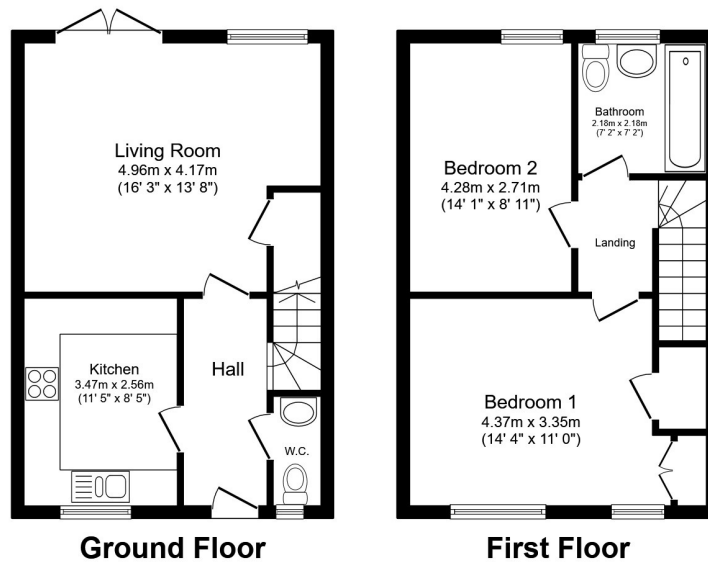
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 76.8 m<sup>2</sup> (826 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

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

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