

3 Bed Semi-Detached In The Close Robert Franklin Way, South Cerney, GL7 5XH

£130,000





SHORT DESCRIPTION

Property Ref: 16126 Charming 3-Bedroom Semi-Detached Home in Sought-After South Cerney, Gloucestershire, GL7. Nestled in the desirable residential setting of The Close, Robert Franklin Way, South Cerney, this beautifully presented three-bedroom semi-detached home offers comfortable living in a peaceful yet well-connected Gloucestershire location. Perfect for families, first-time buyers, or those looking to upsize, the property boasts a bright and welcoming living room — an ideal space to relax or entertain guests. The well-proportioned layout flows effortlessly, creating a warm and homely atmosphere throughout. Upstairs, you'll find three generously sized bedrooms, offering flexibility for family living, a home office, or guest accommodation. The modern family bathroom is stylishly appointed and designed for everyday convenience. Step outside and you'll discover both a front garden and a private rear garden, providing excellent outdoor space for children to play, gardening enthusiasts, or summer gatherings. The home also benefits from a private driveway, adding to the practicality of this lovely property. Additional features include - ✓ Mains electricity supply ✓ Mains water supply ✓ Mains sewerage ✓ Gas central heating Situated in the popular village of South Cerney, the property enjoys easy access to local shops, schools, scenic countryside walks, and the beautiful Cotswold Water Park, making it an exceptional place to call home. A wonderful opportunity to secure a spacious home in a fantastic location — early viewing is highly recommended. The lease currently has 61 years remaining, and an application has been submitted to extend it to 125 years. Property Type: Semi-detached Full selling price: £325000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £130000.00 Monthly rent based on 40% share: £428.83 Remaining lease (In Years): 61 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £195.72 Council tax band: C EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

3

Bed Room(s)

1

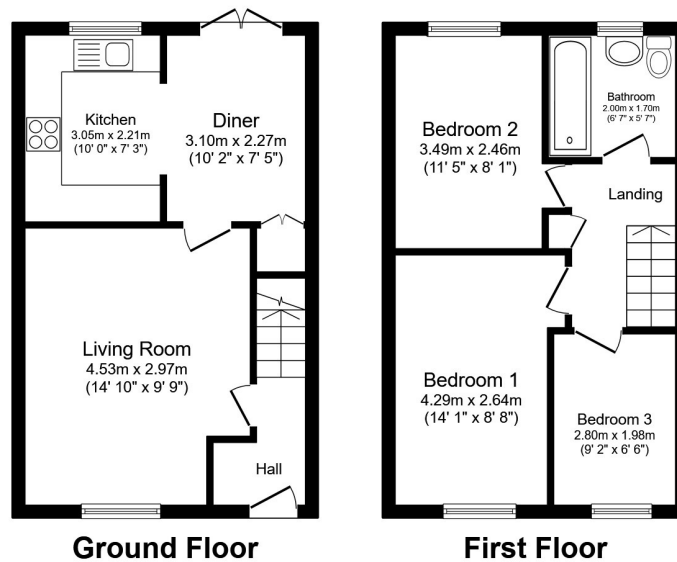
Bath Room(s)

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 70.3 sq.m. (757 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

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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