

## WELCOME

Welcome to our fourth quarterly newsletter. We hope the new year has started well for you. Giroma is one year old and we have much to thank you for. Both our portfolio and our team have grown in our first year of operation, and we have high hopes for 2005. Although the UK property scene is less buoyant now than it was 12 months ago, we are still convinced that it makes sense to invest in property if you can take the long view. The next few months look set to keep us all very busy, and we are looking forward to the adventure that lies ahead.

## BINFIELD

3-bedroom house



Above: the new conservatory at Binfield

The new conservatory has been completed, creating a light and spacious dining area which leads off the kitchen. The work of refurbishing the bathroom is nearly finished and we are thinking about how to improve the kitchen.

## ARIZONA

3 houses bought off-plan

Two of the houses are at the walk-through stage and are due for completion in the spring. The third house is to be built during a later phase of the development, and should not be far behind.

## BISHOPSWOOD, LYDBROOK

Detached Victorian cottage

Having considered a range of options for this property, we have decided to keep things simple. Our current focus is on refurbishing the house, doing all we can to retain its original character. As we will need planning permission before repositioning the drive and building an extension, we are looking for the best person to draw the plans. Once planning permission has been granted, we will put in the new drive and decide whether to build the extension or sell the property with permission to extend. We expect the original house to be completely refurbished by then, so the new owners will be able to move right in.

## QUOTE OF THE QUARTER

*"Do what you can, with what you have,  
where you are."*

(Theodore Roosevelt)

## BROADWELL, COLEFORD

Large semi-detached house

We are pleased to announce that we now have planning permission to demolish part of the existing house, refurbish the remaining section, and add a new pair of semis. This will give us three two-bedroom houses with small gardens at the back and generous off-road parking in front. We are currently obtaining quotes from several builders for the new construction.



Above: the new semis to be built

## OTHER MARKETS

Giroma is using its growing circle of contacts to explore other property markets overseas. Watch this space, and our website of course, for news as it happens.

## LYDBROOK

Victorian semi with forest views and 3 bedrooms

The internal work was finished a few days before Christmas when carpet was laid throughout the original house. This complements the extension's underfloor heating and makes for a very cosy home. The property will be ready to sell as soon as the new drive and parking area next to the house have been completed. Although this project has taken longer than expected, we are delighted with the finished product.



Above: refurbished lounge at Lydbrook

## SPREADING THE WORD

Our database of interested people is growing apace and we thank you for spreading the word where you are. Please keep doing so! We welcome all enquiries and are happy to arrange site visits for those who wish to meet us and see our work in progress.

## NEXT EDITION

Our spring newsletter will be out in April. To read about our progress in the meantime, see our website updates.

Thank you for your continued interest in Giroma.

***Do you know someone who is interested in investing in property?  
Pass this newsletter on and help Giroma grow!***