

WELCOME

The first quarter of 2005 has been especially busy for everyone in Giroma - or does time just seem to move faster as we get older? We hope you will enjoy reading this brief update of our recent activities. In the last few weeks we have taken on a new property (Yorkley) and agreed a sale (Lydbrook). In addition, all our other projects are moving closer to completion. We are flying back to Arizona soon in order to check the progress of our off-plan purchases in Phoenix and investigate other investment opportunities in the vicinity.

NEW PROJECT: YORKLEY

3-bedroom semi



This is a quick refurb and resale project. Our purchase completed in mid-March and the team got to work, removing wallpaper prior to plastering and painting. We have redesigned the bathroom to make better use of its eccentric dimensions, and are currently puzzling over the kitchen.

Above: our new refurbishment project in Yorkley

BINFIELD

3-bedroom house

Considerable work has gone into the kitchen, replacing the sink and increasing the number of cupboards. All the worktops have been replaced and a new one has been added.

SALE AGREED: LYDBROOK

Victorian semi with forest views

Soon after being placed on the market, this property sold subject to contract. Our solicitor is keeping in close contact with us as the sale proceeds.



Above: the completed property at Lydbrook

QUOTE OF THE QUARTER

"Sight is a faculty; seeing is an art."

(Anonymous)

BISHOPSWOOD, LYDBROOK

Detached Victorian cottage

Plans have been drawn for extending the cottage and repositioning the driveway. While we wait for planning permission from the council, our refurbishment programme continues. The team have plastered and painted the reception rooms and bedrooms, and will soon move on to the kitchen and bathroom, both of which are being redesigned.

BROADWELL, COLEFORD

Formerly large semi-detached house



Left and below: demolition at Broadwell



With the extension demolished, what remains of the existing semi will be turned into

a compact but comfortable 2-bedroom home. The new pair of semis will be built for us by a local firm. We have talked to an estate agent about pre-selling all 3 homes so that, ideally, the buyers can move in when the builders move out.

ARIZONA

3 houses bought off-plan

Our contacts over there report steady progress which we look forward to seeing when we visit in April.

OTHER MARKETS

As we explore wider possibilities, we are enjoying the chance to meet new people and refine our strategy. We will let you know about new initiatives as we take them.

RIPPLES IN THE POND

The growth of our mailing list has prompted us to adjust our database so that we can keep in touch with everyone more efficiently. Feedback on this is welcome, as are all enquiries, and requests for site visits.

NEXT EDITION

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

Thank you for your continued interest in Giroma.