

**Shared Ownership £70,000 for a 25% share, plus a £10,000 premium**

**\*\*25% SHARED OWNERSHIP\*\*** Ideally located within the ever sought-after location of Two Mile Ash is this chain free two-bedroom terraced house which is offered on the popular shared ownership scheme. The accommodation comprises a kitchen, lounge/dining room, family bathroom, rear garden and driveway parking.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Radiator, door to lounge, storage cupboard.

## **LOUNGE/DINER**

UPVC double glazed window and door to rear. Radiator, television point, stairs rising to first floor, door to kitchen, understairs storage cupboard.

## **KITCHEN**

UPVC double glazed window to front aspect. Fitted with a range of base and eye level units with rolled edge work surface over, plumbing for washing machine, stainless steel sink with drainer and mixer tap, wall-mounted boiler, space for fridge freezer, space for cooker, splashback tiling, radiator.

## **LANDING**

Airing cupboard housing water tank, access to loft space, doors to bedrooms and bathroom.

## **BEDROOM ONE**

UPVC double glazed window to rear aspect. Built-in wardrobe with rail and shelving, built-in cupboard, radiator.

## **BEDROOM TWO**

UPVC double glazed window to front aspect. Radiator.

## **BATHROOM**

UPVC double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment over, extractor fan, radiator, part tiled walls.

## **OUTSIDE**

### **PARKING**

Driveway parking for one car.

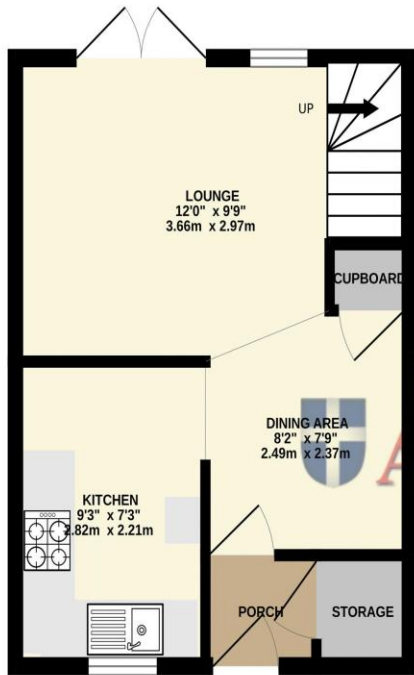
### **FRONT GARDEN**

Path to front door, storage cupboard, flower/shrub beds.

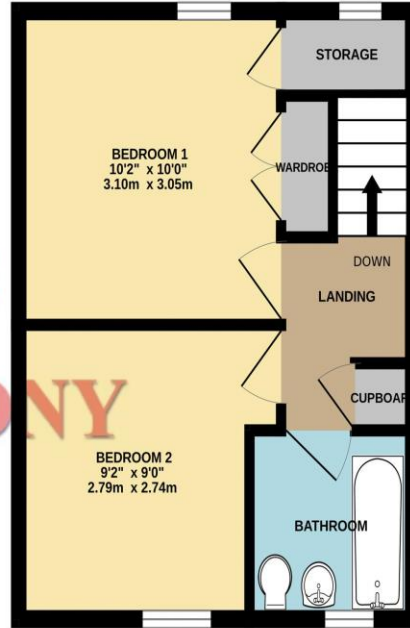
### **REAR GARDEN**

Enclosed by timber fence panelling, gravel area, slabbed patio area, storage shed to remain.

GROUND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



Michael ANTHONY

TOTAL FLOOR AREA : 587 sq.ft. (54.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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