





**\*\* 25% EQUITY SHARE HOME \*\* LARGE TWO  
BEDROOM HOME \*\* KITCHEN DINER \*\* TWO  
DOUBLE BEDROOMS \*\* ROOM FOR THREE VEHICLES  
\*\* NO CHAIN \*\***

Presenting a contemporary 25% ownership two-bedroom semi-detached residence, this modern home offers an affordable living opportunity and boasts a high energy rating for optimal efficiency. Featuring UPVC double glazing and LPG central heating, the property comprises an entrance hall, a cloakroom/WC, lounge, a well-appointed kitchen/diner, two double bedrooms and a family bathroom. Externally, the residence enjoys a secluded position within the development, with a side driveway providing ample space for three vehicles. The rear garden is low maintenance with artificial grass and patio. Whether you're a first-time buyer or downsizer this property is an excellent choice.

Nestled in the sought-after village of Doveridge, residents benefit from local amenities such as a primary school, a village shop/post office, and a pub/restaurant. Furthermore, the village offers excellent access to the A50, facilitating convenient links to the M1 and M6 motorways. The nearby market towns of Uttoxeter and Ashbourne are easily accessible, providing quality schools, a local railway station, and a range of sports and leisure facilities in Uttoxeter.



## Shared Ownership Information

Housing Association: Mears Group

25% Ownership with 75% Rent payable per month to housing association

Financial Breakdown:

Full market value: £220,000

Representative 25% share value: £55,000

Rent on unowned share (75%) : £462.29 per month

Rent also includes estate charge contributions

## Hallway

With a composite front door leading into, staircase rising to the first floor landing, thermostat, doorbell chime, smoke alarm, consumer unit, central heating radiator, internal door entry leads to:

## Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, useful under stairs storage cupboard, internal door entries leads to:

## Kitchen/Diner

With a UPVC double glazed window to the rear elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with drop edge preparation worksurfaces, a range of integrated appliances includes an oven/grill, gas hob with matching extractor hood, stainless steel sink and drainer with mixer tap, plumbing space for freestanding white goods, central heating radiator, in housing is the central heating combination gas, boiler, internal door entry leads to:



## Cloaks/WC

Having a low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator and extractor fan.

## Landing

With access into loft space via loft hatch, central heating radiator, useful storage cupboard comprising of eye-level shelving, internal door entries lead to:







### Bedroom One

With 2x UPVC double glazed windows to the front elevation, central heating radiator, useful over stairs storage cupboard.

### Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

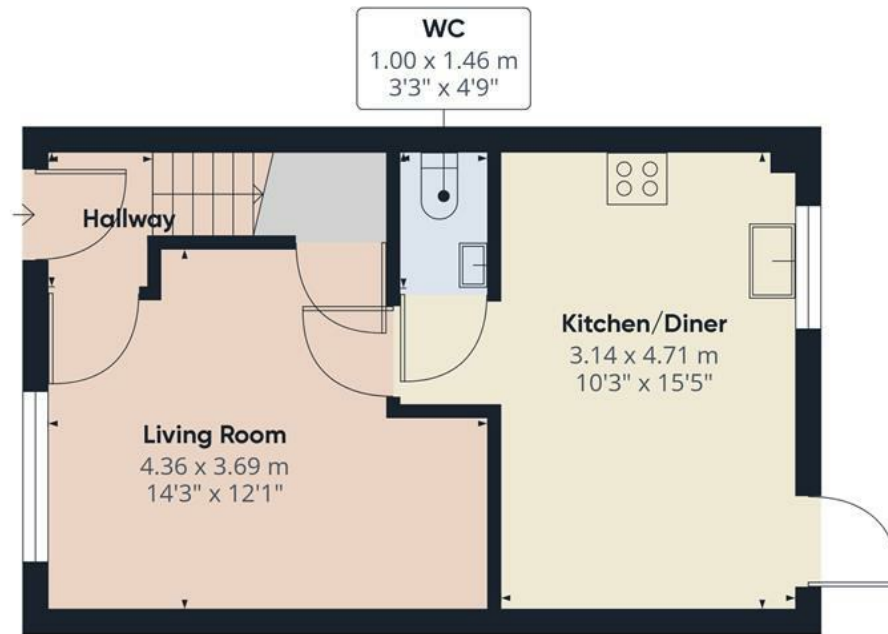
### Family Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, the bathroom features a three-piece bathroom suite, comprising of low-level WC, with continental flush, pedestal wash hand basin with mixer tap, panelled bath unit with shower over, extractor fan and central heating radiator.

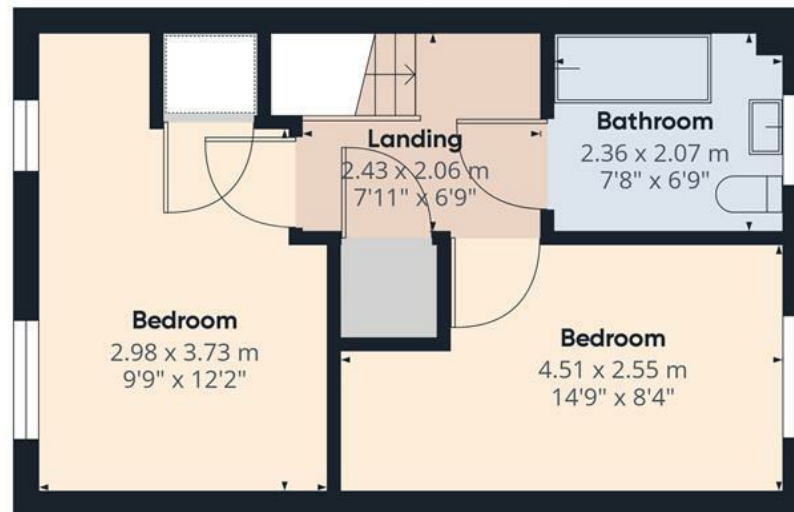








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

66.95 m<sup>2</sup>

720.64 ft<sup>2</sup>

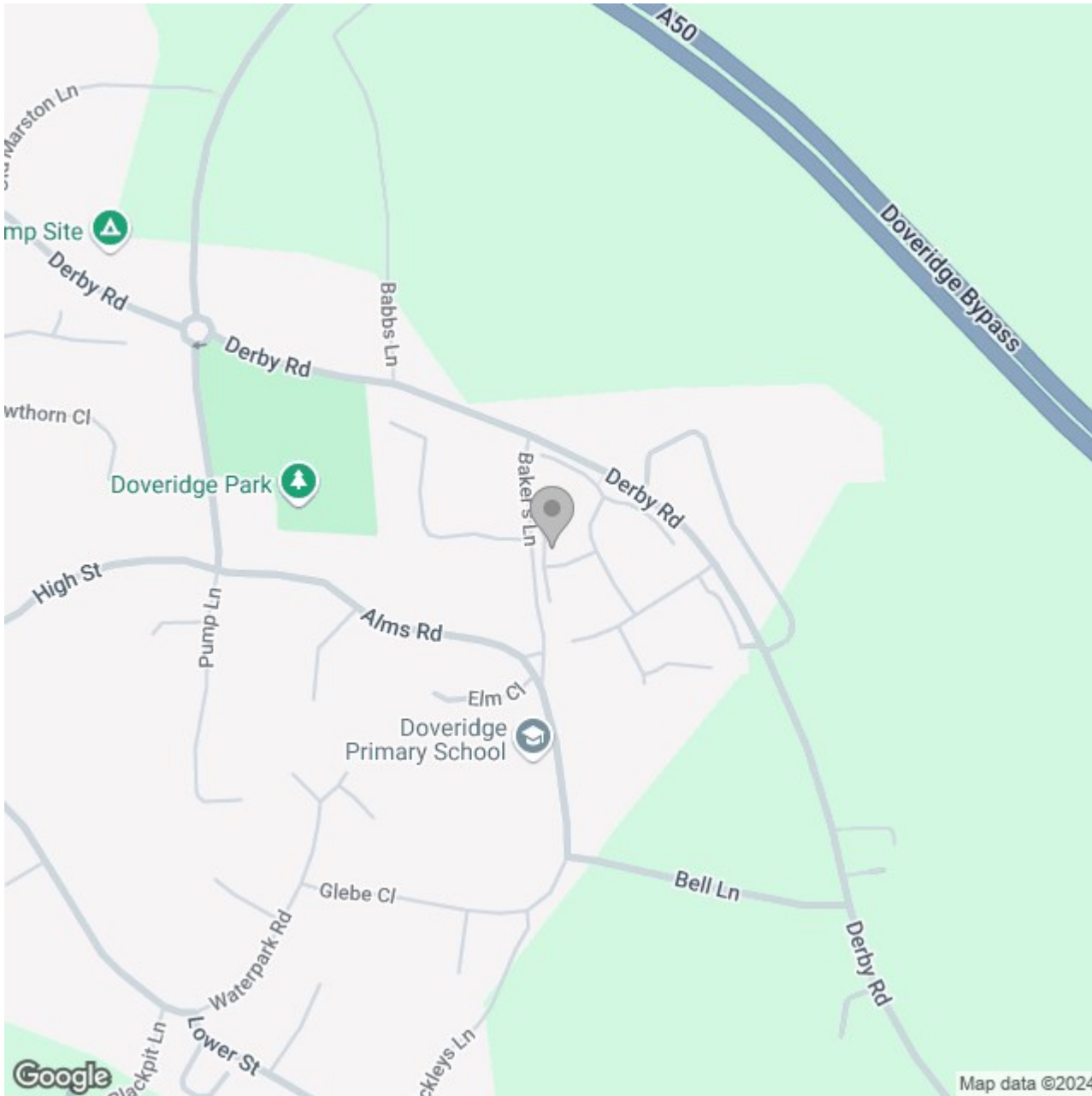
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	