





****25% SHARED OWNERSHIP**** A well-presented three-bedroom detached home, ideally located in the heart of the town centre, offering excellent access to local amenities and transport links. The property features a spacious lounge-diner, a contemporary fully fitted kitchen, an integral garage, and three generously sized double bedrooms, with an en-suite to the master. Outside, the low-maintenance garden complements the driveway providing off-road parking. With nine years remaining on the NHBC certificate, this property is an excellent opportunity. Early viewing is highly recommended by appointment only.



Ground Floor

The property opens through a composite front entrance door into a porch, featuring a central heating radiator, with a door leading into the kitchen. The kitchen is fitted with a range of matching wall and base units, a four-ring gas hob, electric oven, roll-edge preparation surfaces, sink with mixer tap and drainer, space for a washing machine, under-counter drawers, and space for a fridge-freezer. There is also a central heating radiator and doors leading to the integral garage, WC cloaks, and lounge-diner. The WC cloaks comprises a wash hand basin with mixer tap, low-level WC, and central heating radiator. The spacious lounge-diner features two central heating radiators, a double-glazed window to the rear elevation, and double-glazed French doors opening onto the garden. The lounge area offers ample space for seating, while the dining area comfortably accommodates a dining table set.







First Floor

The first-floor landing, accessible via stairs from the kitchen, includes a built-in airing cupboard, a storage cupboard, and a loft hatch. Doors lead to three double bedrooms and the family bathroom. The master bedroom benefits from a central heating radiator, a double-glazed window to the rear elevation, and an en-suite shower room. The en-suite is equipped with a three-piece suite comprising a wash hand basin with mixer tap, low-level WC, a shower cubicle with a gravity shower, and a glass sliding door. The second and third bedrooms are both double rooms, each featuring central heating radiators and double-glazed windows to the front elevation. The family bathroom includes a low-level WC, a wash hand basin with mixer tap, a bathtub with shower over, a double-glazed window to the rear elevation, and a central heating radiator.

Trent & Dove application (forms can be provided) completion and return along with supporting documentation.

Any applicants will also be referred for an affordability assessment to ensure that the purchase is sustainable – this is a mandatory part of the application process and will apply to all applicants.



Outside

To the front of the property, a driveway provides side-by-side parking alongside a lawned garden, with access to the front entrance door and the integral garage. The rear garden, landscaped by the current owners, features two patio areas ideal for outdoor seating and is designed to be low maintenance.

Shared Ownership Information

Trent & Dove Housing Association

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

Financial Breakdown:

Full market value: £300,000

Representative 25% share value: £75,000

Rent on unowned share (75%) : £472.57 per month

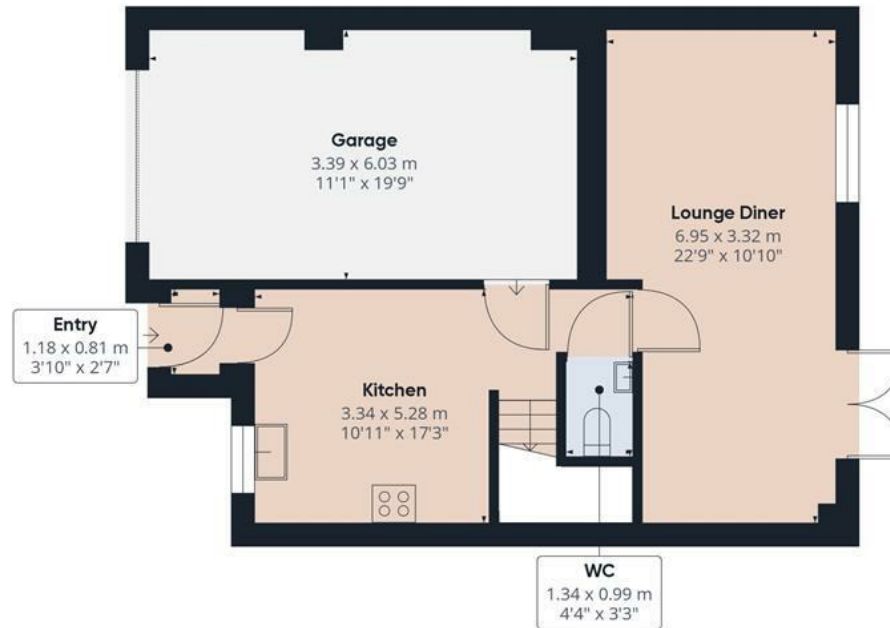
Service charge is £20.41 per month

The successful purchase will be require to complete a









Floor 0



Floor 1

Approximate total area⁽¹⁾

107.92 m²

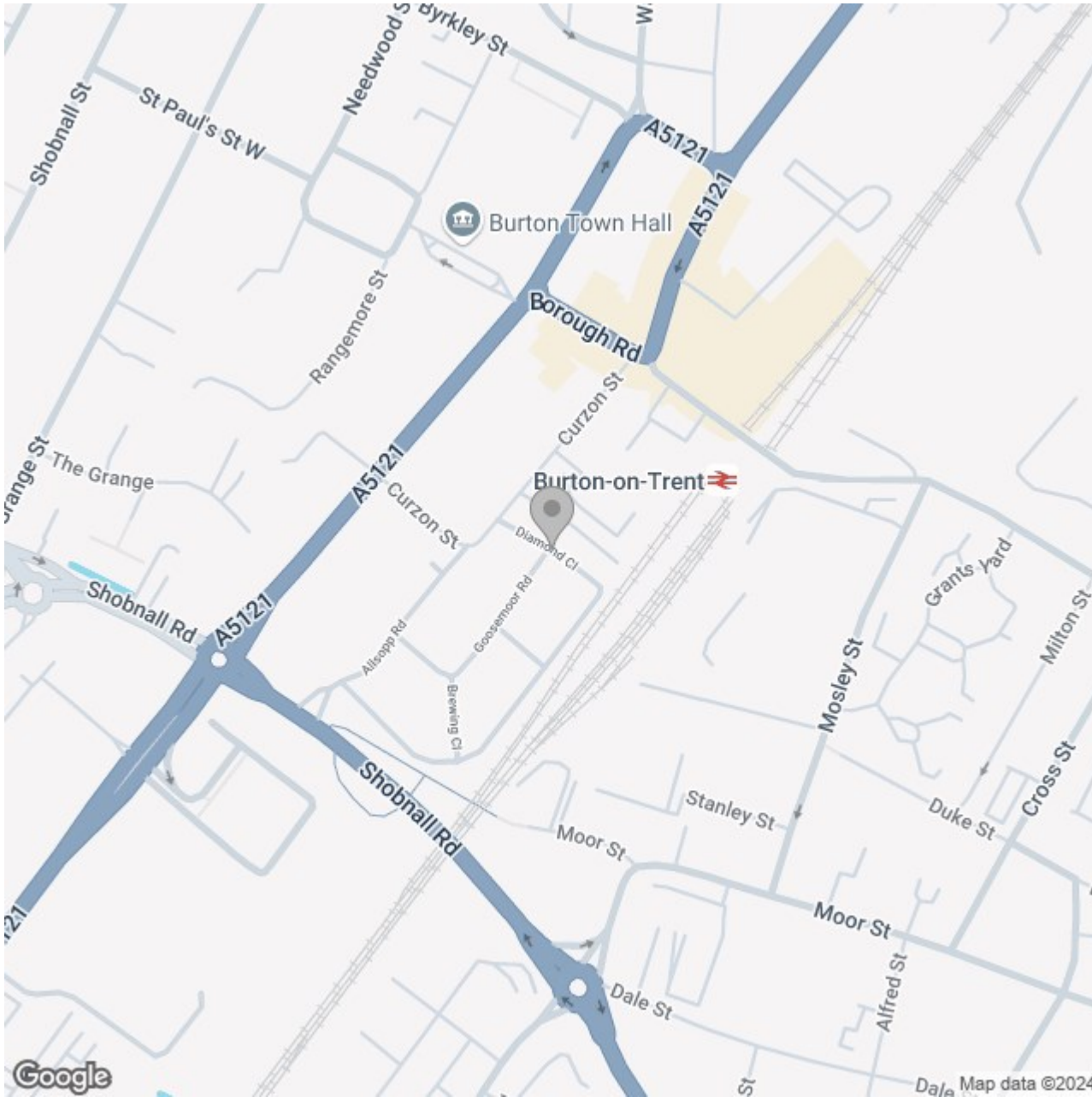
1161.65 ft²

(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) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	