





This is a rare opportunity to acquire a well-presented three-bedroom semi-detached 50% shared ownership home, situated in a sought-after residential area. The property offers three well-proportioned bedrooms, a spacious lounge-diner, a fitted kitchen, and a generously sized garden. A driveway provides convenient off-road parking. Viewing is highly recommended and strictly by appointment only.



## Accommodation

The accommodation is accessed via a front entrance door leading into a welcoming hallway, where stairs rise to the first floor. The hallway provides access to a guest WC on the left, which comprises a low-level WC, a wash hand basin with a mixer tap, and a central heating radiator. To the right, a door opens into the well-appointed kitchen, featuring a selection of matching wall and base units with a roll-edged preparation work surface. The kitchen is equipped with a four-ring gas hob with a stainless steel splash back, an electric extractor over, and an electric oven below. There is space for a washing machine, a sink with a mixer tap and drainer, a central heating radiator, and a double-glazed window to the front elevation.

Straight ahead, a door leads through to the generously sized lounge-diner, which enjoys plenty of natural light from double-glazed windows to the rear elevation. The room also benefits from two central heating radiators, an under stairs storage cupboard, and a double-glazed door providing access to the garden.

The first-floor landing features a loft hatch, an airing cupboard, and doors leading to the three well-proportioned bedrooms and the family bathroom. The third bedroom has a double-glazed window overlooking the rear garden and a central heating radiator. The second bedroom also benefits from a double-glazed window to the rear elevation and a central heating radiator. The master bedroom, located at the front of the property, features a double-glazed window and a central heating radiator.

Completing the first floor is the family bathroom, which is fitted with a modern three-piece suite, including a bath with a mixer tap and shower over, a wash hand basin with a mixer tap, a low-level WC, and a double-glazed window to the front elevation.

Externally, the property benefits from a driveway providing off-road parking, while the rear garden is enclosed by timber fencing, offering a private outdoor space ideal for relaxation or entertaining.

## Shared Ownership Information

Trent & Dove Housing Association

50% Ownership with 50% Rent payable per month to the housing association

Financial Breakdown:

Full market value: £240,000

Representative 50% share value: £120,000



Rent on unowned share (50%) : £263.00 per month

Service charge is £8.72 per month

Lease commenced 05/05/2022 Term 125 Yrs with 121 Yrs remaining.

All interested parties will be required to complete a Trent & Dove application (forms can be provided) which will need to be completed and returned prior to the property being taken off the market. 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.

Household income to be below £80,000









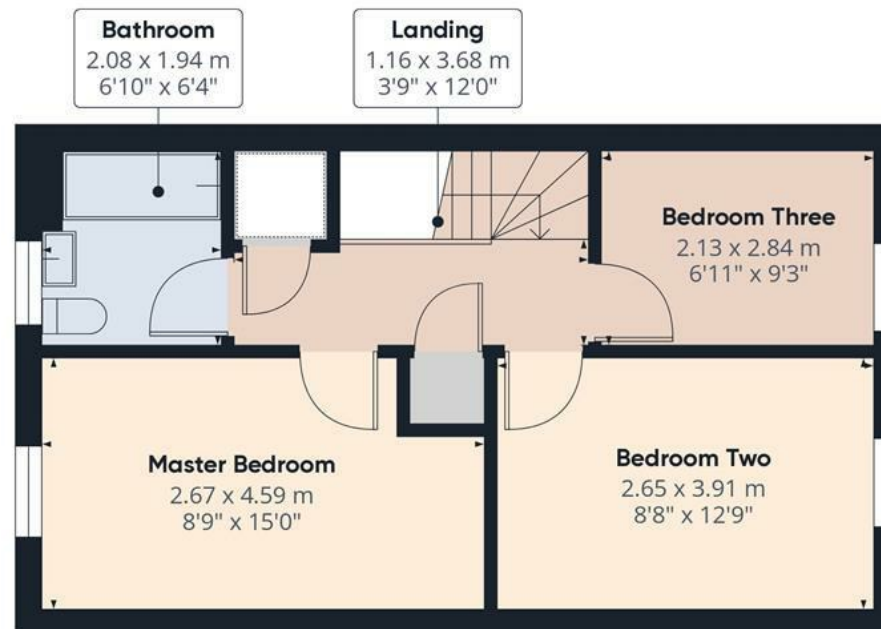








Floor 0



Floor 1

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

77.11 m<sup>2</sup>

830.01 ft<sup>2</sup>

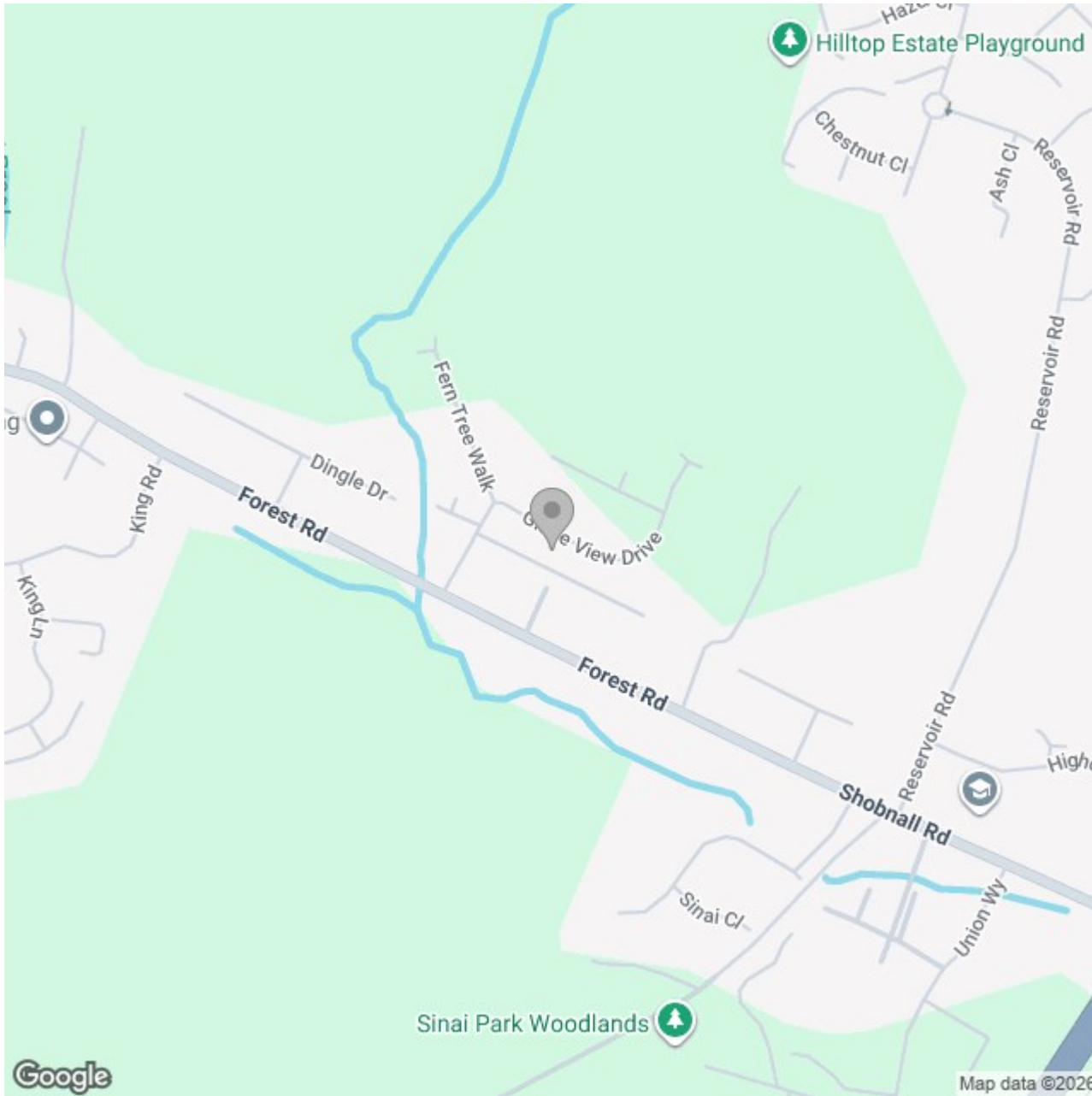
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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 