



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, stairs leading to first floor accommodation.

WC

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splashback. Radiator, extractor fan.

KITCHEN

3.36m x 2.81m (11'0" x 9'2")

Fitted with range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit, electric oven and hob. Plumbing for automatic washer, plumbing for dishwasher, cupboard housing wall mounted gas fired central heating boiler. Radiator, recessed ceiling lights, extractor fan.

SITTING ROOM

4.36m x 4.36m max (14'3" x 14'3" max)

Television point, radiator, fitted cupboard. PVC French doors with side glass panels leading to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM ONE

4.15m x 2.40m (13'7" x 7'10")

Radiator.

BEDROOM TWO

3.60m x 2.40m (11'9" x 7'10")

Radiator.

BEDROOM THREE

2.76m x 1.89m (9'0" x 6'2")

Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC and pedestal wash hand basin with tiled splashback. Chrome ladder style towel radiator, partially tiled walls, recessed ceiling lights, extractor fan.

OUTSIDE

Outside, the rear garden is attractively sectioned with paved and gravelled areas, a small fence and gate

leading to a lawned garden, all with fenced boundaries and side gated access. To the front, there is parking for two cars.

ADDITIONAL INFORMATION

We have been advised that, based on a 25% shared ownership, the monthly rent payment would be £413.95, with an additional service charge of £7.00 per month. Alternative ownership percentages can be discussed during the financial assessment. Please note that these charges are in addition to any mortgage payments and will be confirmed by your Solicitor. There is also the option to purchase the full freehold interest for £197,500. All interested parties must check their eligibility for purchase by contacting Vico Homes Homebuy Department on 01977 788830.

SERVICES

Mains gas, electricity, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

