



**12 ST GEORGES
WOOLHOPE HR1 4QR**

**£84,000
LEASEHOLD**

40% Shared Ownership - 2 bedroom mid-terrace house in popular rural location. Ideal for first time buyer. Viewing advised.

**Flint
&
Cook**

12 ST GEORGES

- 40% shared ownership • Ideal first time buyer accommodation • Sought after village of Woolhope • Two double bedrooms • Off road parking & enclosed rear garden • Must be viewed!



Situated in the sought after village of Woolhope, a fantastic opportunity to purchase a two bedroom mid terraced shared ownership property offering ideal first time buyer accommodation. The property benefits from two good sized double bedrooms, a downstairs W/C, enclosed rear garden and allocated parking. A viewing is highly recommended.

The property is offered for sale with a 40% share for £84,000 (full market value of £210,000), the remaining 60% share has a monthly rent of £329.57pcm.

Ground floor

Canopy porch with entrance door into the

Entrance hall

With laminate flooring, ceiling light point, central heating thermostat, radiator, useful storage cupboard housing the wall mounted fuse box, carpeted stairs leading up and doors to

Lounge/dining room

With laminate flooring, radiator, two ceiling light points, two double glazed windows and doors out to the rear garden.

Kitchen

Fitted with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit, electric oven, four ring hob and extractor over, under counter space for washing machine & dishwasher, freestanding fridge/freezer, tiled floor, double glazed window to the front aspect.

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, space for coat and shoe storage.

First floor landing

With fitted carpet, ceiling light point, central heating thermostat, smoke alarm and doors to

Bedroom one

With fitted carpet, ceiling light point, radiator, double built in wardrobe to the eaves and double glazed window with views across the rear garden and orchard beyond.

Bedroom two

With fitted carpet, ceiling light point, radiator, double wardrobe, loft hatch and double glazed window to the rear aspect.

Bathroom

Three piece suite comprising panelled bath with mains fitment shower over and panelled surround, low flush w/c, pedestal wash hand basin with tiled splash back, double glazed window and a useful storage cupboard and airing cupboard housing the hot water cylinder.

Outside

To the rear a paved patio area with an area of stoned with paved path to a second area of patio with wooden storage shed and gate with pathway leading to the front, the remainder of the garden is laid to lawn and enclosed by fencing with views to the rear. To the front a small area of lawn with a tandem length tarmac driveway providing off road parking for two.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected.

Air-source heating.

Viewing Arrangements

Strictly by appointment through the Agent (01432)

355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Tenure & possession

Leasehold- 125 year lease from 2010 with 110 years remaining.

40% shared ownership

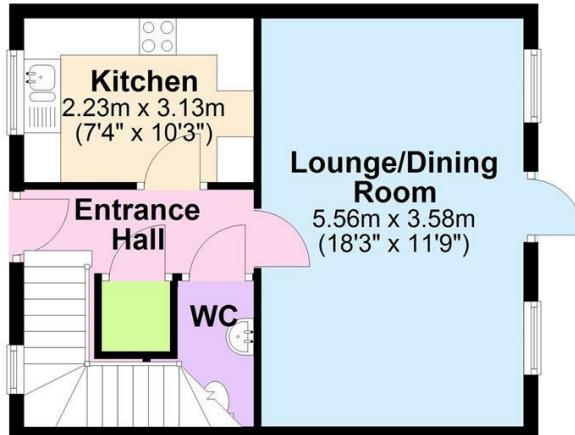
60% share remaining has a monthly rent of £329.57 payable to Citizen Housing.

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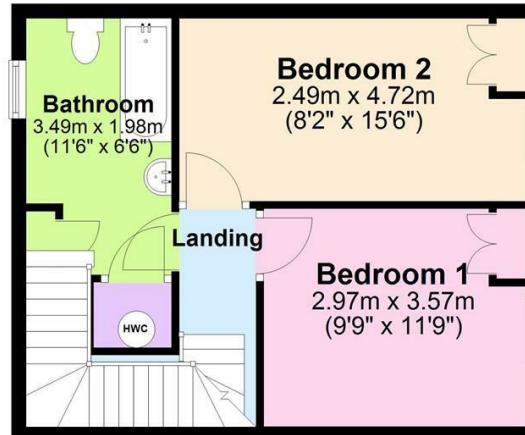
Basement

Approx. 37.8 sq. metres (407.4 sq. feet)



Ground Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



Total area: approx. 75.7 sq. metres (814.8 sq. feet)

EPC Rating: C **Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		74
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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