



3 Lewins Close,
Twyford, LE14 2HS

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**** SHARED OWNERSHIP PURCHASE ****

(Price shown is 25% purchase. Full purchase price would be £260,000)

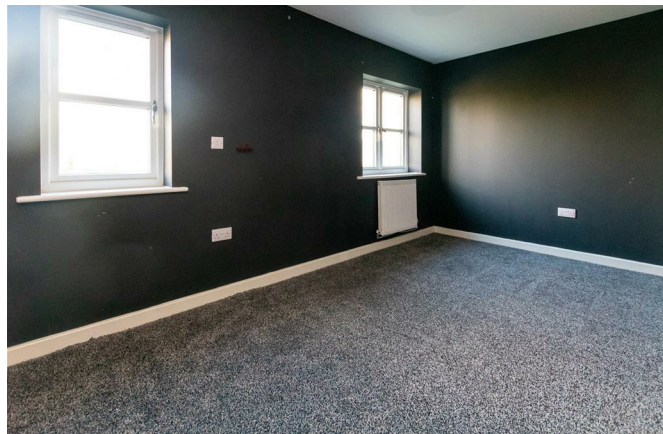
This semi detached home provides accommodation arranged over two floors including; an entrance hallway, a kitchen/diner, a lounge with French doors opening to rear garden, plus a wc on the ground floor, with the first floor landing giving access to two bedrooms, and the fitted bathroom.

Benefiting from gas central heating and double glazing, the property has a low maintenance enclosed garden to the rear, and a block paved driveway at the front providing off road parking for up to two vehicles.

Twyford is conveniently located for to Melton Mowbray, Leicester and Market Harborough.

Offered to the market on a Shared Ownership Purchase basis, the property will make an ideal first home.

25% Shared Ownership £65,000





ACCOMMODATION

The entrance door opens to the entrance hall. The entrance hall has a radiator, a ceiling light point, stairs off to the first floor, and doors into the lounge, the kitchen/diner, and the ground floor wc.

The ground floor wc is fitted with a low flush wc, and a pedestal wash hand basin. There is a radiator, and a ceiling light point.

Fitted with a range of wall and base units, and roll edge surfaces, the kitchen/diner has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for a tall fridge/freezer, plus a built in oven, and a four ring gas hob with an extractor hood over. The wall mounted Worcester boiler is housed here, there is a window to the front, a radiator, an extractor fan, and ceiling spot lights.

The lounge has a ceiling light point, a radiator, an under stairs storage cupboard, and French doors opening to the rear garden.

On reaching the first floor, the landing has doors opening to both bedrooms, and the fitted bathroom.

Bedroom one has two windows to the rear, a ceiling light point, and a radiator.

Bedroom two has two windows to the front, an over stairs storage cupboard, a ceiling light point, and a radiator.

Completing the accommodation, the bathroom is fitted with a panelled bath with a shower and glazed screen over, a pedestal wash hand basin, and a low flush wc. There is an extractor fan, and a ceiling light point.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to two vehicles. There is access to the entrance door.

The rear garden is fully enclosed by fenced and hedged boundaries, and is laid to paving. A pedestrian gate gives access to the side,

Shared Ownership Purchase

The property is offered to the market on a Shared Ownership Purchase basis. Shares can be purchased between 25% and 75% on the first purchase, with rent (per month) then payable as follows:-

25% rent = £ 446.88

50% rent = £ 297.92

75% rent = £ 148.96

For information about the qualification and application process, please contact Thomas James Estate Agents.

Leasehold Information

We are advised that the property is leasehold, and since this is a protected area, the property will remain leasehold. We are informed that the lease issued will be for 990 years, with a commencement date of when the property was originally owned by the vendor.

We understand that a service charge of £20.20 per month is payable. This amount is due to increase from 1st April 2025.

Council Tax Band

Council Tax Band B. Melton Borough Council.

Amount Payable 2024/2025 £1714.74.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

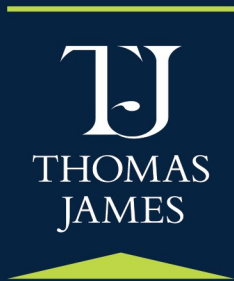
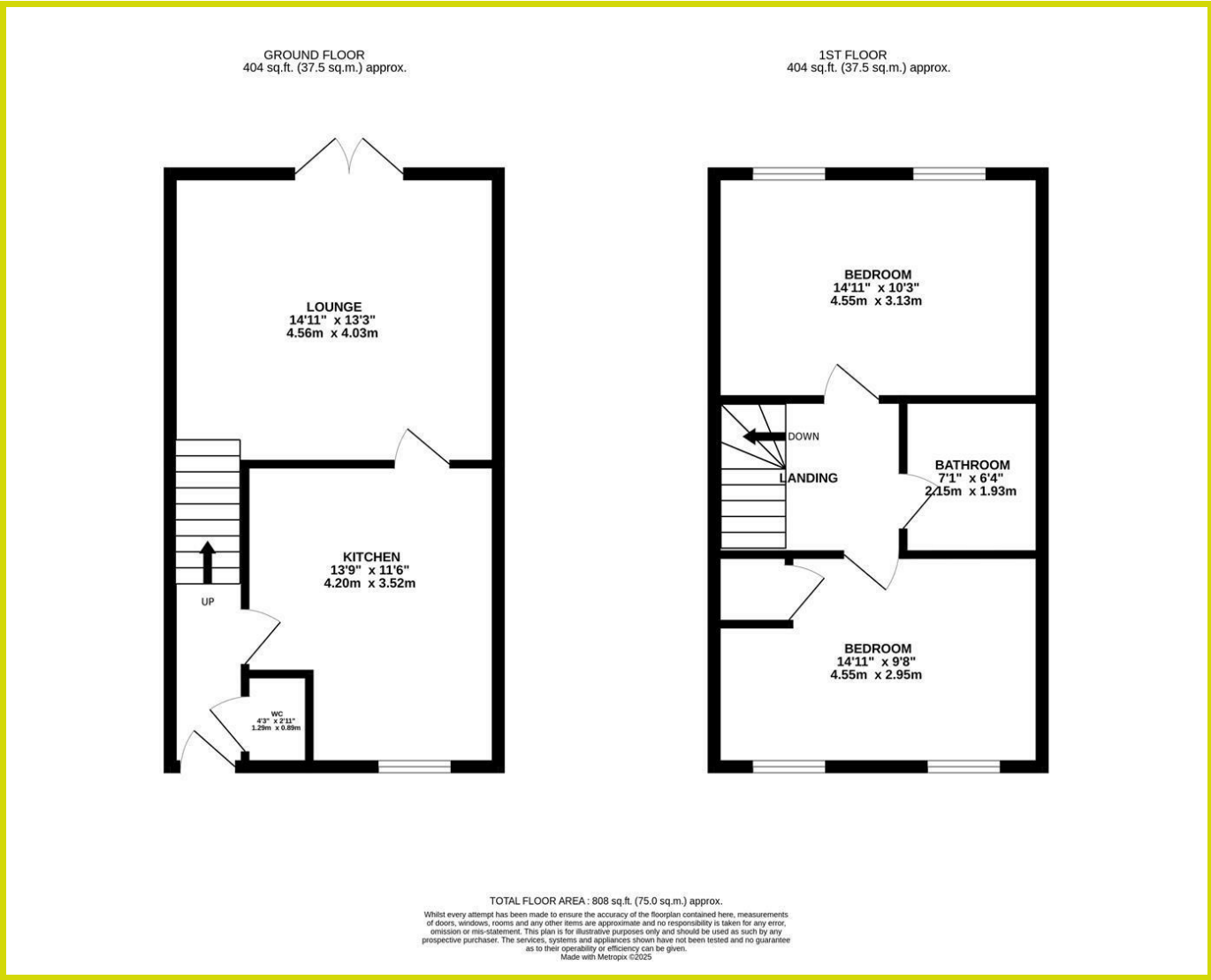
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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