

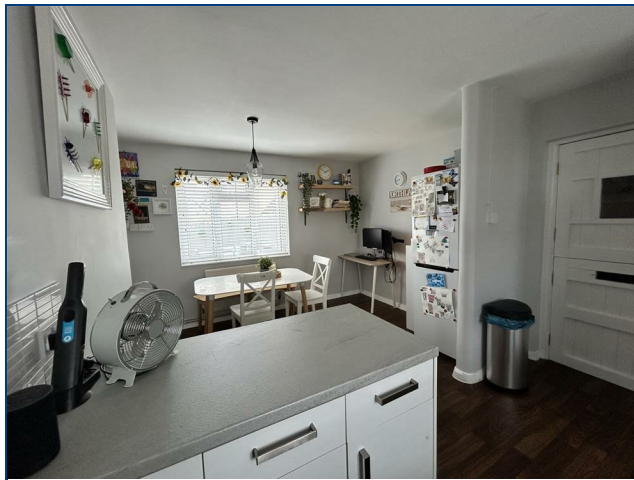


The Slades, Calne
50% Shared Ownership £127,500



This three-bedroom semi-detached home is available for purchase with a 50% shared ownership.

Occupying an impressive plot, the property boasts three gardens surrounding the home. Inside, the ground floor features a spacious 17 ft dining kitchen, a generous living room, and a side lobby with storage space and utility. Upstairs, the first floor comprises two double bedrooms, a large single bedroom, and a family bathroom. Conveniently located within walking distance of the town centre, recreational grounds, and schools, the home also benefits from gas central heating and double glazing throughout.



LOCATION

The home is placed in a residential development not far from the centre of town allowing for a reasonably easy walk to facilities. Nearby are schools, recreational grounds and bus routes.

ENTRANCE HALL

7'08 x 13'01 (max) (2.34m x 3.99m (max))

A large welcoming hallway with stairs that rise to the first-floor accommodation, doors open to the living room and the dining kitchen, space allows for storage of outdoor wear.

LIVING ROOM

10'10 x 13'01 (3.30m x 3.99m)

The living room has a window overlooking the rear garden and can accommodate a large sofa and further furniture. Finished with vinyl flooring.

DINING KITCHEN

13'05 x 17'05 (4.09m x 5.31m)

A dual-aspect room with windows looking out over the front of the home and to the rear garden. The kitchen has a range of fitted wall and base cabinets with

space for a dining room table and chairs. Integrated into the kitchen are a sink, electric hob, and oven. There is space for a fridge freezer and plumbing allows for a freestanding dishwasher. There is also a peninsular unit for extra worktop and storage space. The wall-mounted boiler is neatly obscured with casing and located in the corner in the dining area. Finished with tiled splashback and vinyl flooring.

SIDE LOBBY & UTILITY ROOM

The side lobby is accessed via a stable door from the kitchen and allows access from the front of the home to the rear garden. There is a utility room with plumbing for a washing machine and tumble dryer as well as a large cupboard and storage area. There is also the opportunity to reinstate a separate wc and wash basin.

FIRST FLOOR LANDING

Doors open to all three bedrooms and the family bathroom, additionally there is a storage cupboard and loft access.

BEDROOM ONE

14'09 x 10'01 (4.50m x 3.07m)

This master bedroom can easily accommodate a king-size bed with further furniture. There is a built-in wardrobe and a feature fireplace. A window to the rear.

BEDROOM TWO

11'11 x 10'10 (3.63m x 3.30m)

A generous double bedroom space allows for a double bed and further storage furniture. A window to the rear.

BEDROOM THREE

10'08 x 6'11 (3.25m x 2.11m)

A large single bedroom with built-in cupboard for extra storage. A window opens to the front of the home.

BATHROOM

This family bathroom has a bath with a shower over and a glass screen. Water closet and wash basin. Glazed privacy window to the side of the home. Finished with vinyl flooring and a heated towel radiator.

EXTERNALLY

Outlined in further detail as follows:

REAR GARDEN

The rear garden is arranged in sections, with a large patio and decked area ideal for outside dining or lounge furniture. There is also an area laid to flat lawn for recreation.

SIDE GARDEN

The secret side garden is fully enclosed and ideal for recreation or cultivation. Mostly laid to flat lawn with some raised beds to the borders.

FRONT GARDEN

The front garden is easy maintenance and is laid to shingle, making a great area for pot planting. There is a path to the front and side lobby doors. The front garden is also enclosed by a 4ft fence.

GREEN SQUARE ACCORD HOUSING ASSOCIATION CRITERIA

To be eligible the following must be true:

- Household income is £80,000 a year or less
- Buyer/s cannot afford all a deposit and mortgage payments for a home that meets their needs on the open market.
- One of the following must also be true:
 - o A first-time buyer.
 - o Living in rented accommodation and don't own an existing property.
 - o Used to own a home but cannot afford to buy one now.
 - o Forming a new household – for example, after a relationship breakdown.
 - o An existing shared owner and want to move.
 - o Own a home that is currently sold subject to contract or 'STC'

Please ask Butfield Breach for further information.



