



Connells

Goodwood Close
MARKET HARBOROUGH



Property Description

Shared Ownership

This well-presented two-bedroom end-of-terrace home is tucked away in a popular residential cul-de-sac, offering an ideal opportunity for first-time buyers to step onto the property ladder.

The ground floor comprises a bright and welcoming living room with a useful storage cupboard, flowing through to a generous kitchen/diner with direct access to the rear garden—perfect for both everyday living and entertaining.

Upstairs, the property offers two comfortable bedrooms and a neatly appointed shower room.

To the front, the property benefits from a block-paved driveway providing off-street parking for several vehicles. The thoughtfully designed rear garden offers a low-maintenance yet inviting outdoor space, featuring artificial lawn areas, raised planting beds, and a pergola with a mature vine creating a charming seating area. There is also space for a greenhouse and two sheds, ideal for storage or hobbies.

50% Share Price: £110,000 (rent £322.18 pcm)

Approximate Service Charges: £31.38*

Shared Ownership Lease: approx. 69 years

Staircasing restrictions: 70%

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resale leasehold property. The purchaser pays a mortgage on the share they own and pays rent to a housing association on the remaining share.

Living Room

Located to the front of the property, storage

cupboard, access to kitchen.

Kitchen

Contemporary wall and base units with complimentary marble effect worksurfaces. Gas hob, space for dishwasher, washing machine and fridge. Space for dining table and chairs and access to rear garden.

Bedroom 1

Double bedroom located to the front of the property, built-in wardrobe.

Bedroom 2

Single bedroom to the rear of the property.

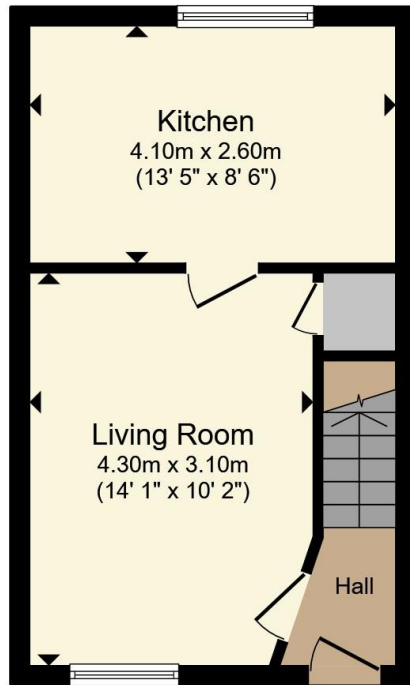
Shower Room

Fully tiled wet-room with electric shower, wall-mounted sink and WC.

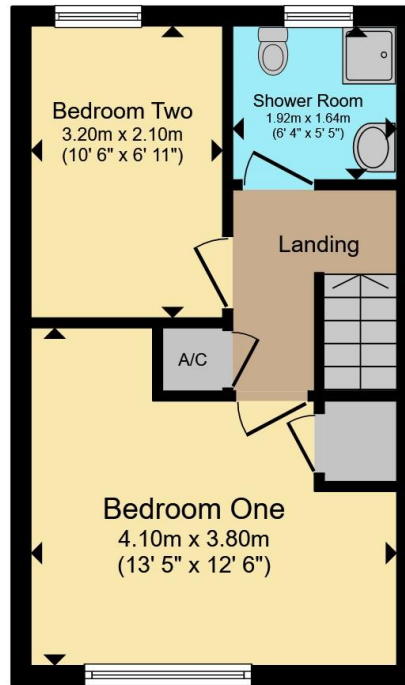
Outside

To the front of the property is a block driveway suitable for off-street parking for several cars. The rear garden has been thoughtfully designed to provide a low-maintenance and welcoming space with artificial grass lawn areas, raised beds, pergola with mature vine ideal for use as a seating area and space for a greenhouse and two sheds.





Ground Floor



First Floor

Total floor area 56.0 m² (603 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: B

Service Charge: 31.38 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/MKH308285](https://www.connells.co.uk/Property/MKH308285)

This is a Leasehold property with details as follows; Term of Lease 99 years from 12 Apr 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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