16 Grange Gardens, Ledbury, HR8 1FG
Prices from £62,500









Situated in the sought-after market town of Ledbury, this beautifully presented two-bedroom mid-terrace house is an ideal opportunity for those seeking a modern and stylish home through Shared Ownership. Finished to exacting standards, the property enjoys a pristine, "new build" condition, offering the lucky buyers absolute peace of mind and comfortable living from day one.

The heart of this attractive home is a well-appointed living area designed to maximise both light and space, providing the perfect environment for unwinding in the tranquil surroundings. Thoughtfully laid out, the property includes two well-proportioned bedrooms upstairs, together with a contemporary family bathroom complemented by a convenient downstairs WC.

Perfect for those who value off-road parking, the property benefits from two dedicated parking spaces, ensuring stress-free arrivals at all times. Outdoors, there's ample space to create a charming garden retreat or entertaining area for al fresco dining in the warmer months.

Positioned in delightful Ledbury, the home enjoys a prime setting among historic streets lined with period timber-framed buildings and an eclectic mix of independent boutiques, welcoming cafés, and fine restaurants. Just a short stroll puts you at the picturesque Market House and local weekly market, ideal for fresh produce and handmade treats. The area's countless green spaces—including the Malvern Hills Area of Outstanding Natural Beauty—offer the promise of splendid walks, cycling routes, and striking countryside views for leisurely weekends.

Superb transport links connect Ledbury to Hereford, Worcester, and Birmingham via rail and road, making it an excellent choice for commuters and families alike. There are also highly regarded local schools and abundant leisure attractions, supporting every aspect of contemporary living.

Discover the joys of Ledbury living in this stunning new mid-terrace home. Arrange a viewing today to experience the potential for yourself

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How does Shared Ownership work?

If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available.
With Shared Ownership, the price of the property is fixed at the open market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

For legal reasons, while you are only buying a part-share of the property, you will have a leasehold interest. However, you may buy further shares. This is called 'staircasing', and may
eventually progress to outright ownership.

Shared Ownership Information

Shared ownership is a part buy part rent property from Two Rivers Housing.
You purchase a share with the help of a mortgage based on affordability and the minimum share being sold.

OMV - £250,000
Example share 25% £62,500 plus
Rent on remaining share - £429.69 pcm (please note the rent element of this payment will increase every April)
Management Fee - £30.60pcm
Buildings Insurance - £8.46pcm

Ground Floor

Entrance Hall

Door to lounge, stairs to first floor

Lounge

Window to front elevation, door to kitchen/diner

Kitchen/Diner

Fitted kitchen with range of wall and base units, stainless steel sink with mixer tap, space for washing machine and fridge/freezer. Electric oven with gas hob with hood over. Window to rear elevation

WC

Low level WC and wash hand basin

First Floor

Landing with doors to 2 bedrooms and bathroom

Bedroom 1

Window to front elevation and storage cupboard

Bedroom 2

Window to rear elevation

Bathroom

White bathroom suite with shower over bath, low level WC and wash hand basin. Window to rear elevation. Storage cupboard.

External

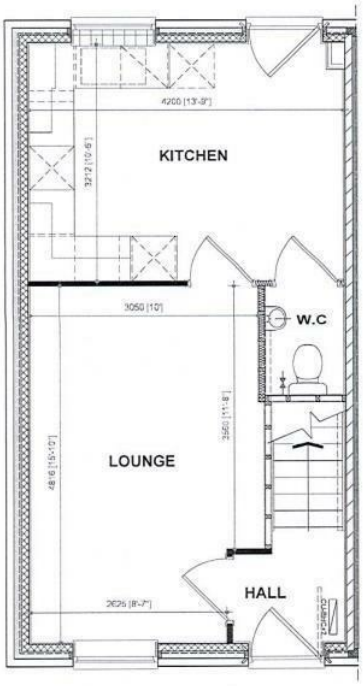
Allocated parking for 2 cars. Enclosed rear garden with side access

Disclaimer

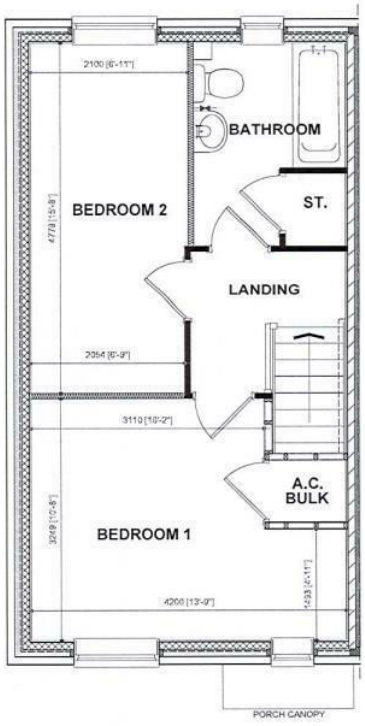
All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

