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Fortress Close, Weldon

40% Shared ownership £90,000 Leasehold

# BELVOIR!

EPC Rating B. Council Tax C.



This well-presented three-bedroom home is offered for sale on a 40% shared ownership basis, providing an excellent opportunity for first-time buyers to step onto the property ladder.

The ground floor comprises a spacious living room & a modern breakfast kitchen, ideal for both everyday living & entertaining.

To the first floor, the property offers three bedrooms, two of which are comfortable doubles, along with a contemporary family bathroom.

Externally, the home enjoys off-road parking for two vehicles to the front, while to the rear there is a private enclosed garden, mainly laid to lawn, perfect for outdoor relaxation.

#### **Entrance Hall**

Double glazed door to front, ceiling light, radiator, vinyl to flooring, stairs rising to first floor.

#### **Cloakroom**

**1.76m x 0.98m (5'10" x 3'2")**

Double glazed window to front, low level WC, pedestal wash hand basin, ceiling light, radiator, tiled splash backs, vinyl to flooring.

#### **Living Room**

**4.33m x 3.66m (14'2" x 12'0")**

Double glazed window to front, carpet to flooring, ceiling light, radiator, TV point, Internet point, under stairs cupboard.

#### **Breakfast Kitchen**

**4.64m x 2.68m (15'2" x 8'10")**

Double glazed French doors opening onto garden, double glazed window to rear. Kitchen comprising of wall & base units, wood effect work surfaces over, four ring gas hob, cooker hood over, electric oven, stainless steel bowl & half sink with drainer, space for washing machine, space for fridge/freezer, radiator, ceiling light.

#### **First Floor Landing**

Carpet to flooring, ceiling light, loft access, airing cupboard.

#### **Bedroom One**

**4.65m x 2.89m (15'4" x 9'6")**

Two double glazed windows to front, carpet to flooring, radiator, ceiling light, TV point, over stairs cupboard.

#### **Bedroom Two**

**2.78m x 2.3m (9'1" x 7'6")**

Double glazed window to rear, carpet to flooring, radiator, ceiling light.





**Bedroom Three**  
2.3m x 1.78m (7'6" x 5'10")

Double glazed window to rear, carpet to flooring, radiator, ceiling light,

**Bathroom**  
1.83m x 1.82m (6'0" x 6'0")

Double glazed window to side, panelled bath, mains shower over, low level WC, pedestal wash hand basin, part tiled walls, extractor fan, ceiling light, radiator.

**External**

Front - Blocked paving providing off road parking for two vehicles, access to rear garden.

Rear - Enclosed rear garden, mainly laid to lawn, garden shed, small patio, part walled garden.

**Shared Ownership**

Ministry of Defence personnel will be prioritised for Shared Ownership.

The property is subject to a Local Connection giving priority to applicants within the local area.

For shared ownership sales, prior to instructing solicitors, a £250 (non-refundable) reservation deposit is required to be paid upon official acceptance of an applicant.

**Agents Notes**

Lease 99 years from and including 18 January 2019

As of March 2026

Rent currently £331 per month increasing to £347.60 per month from April 2026

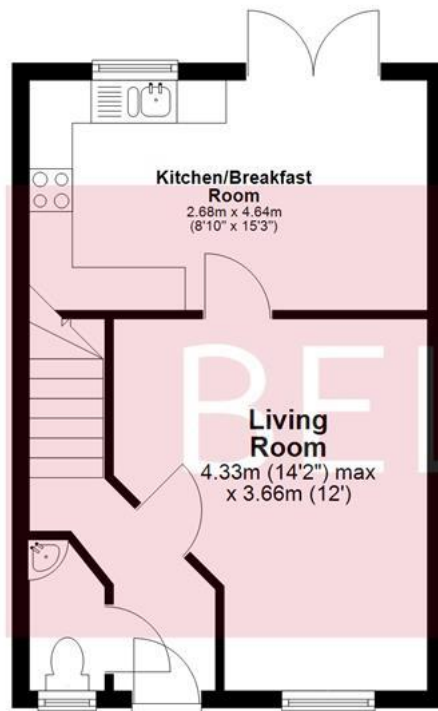
In addition to the share being marketed, applicants should be made aware that they can purchase additional shares in the property from the Association should they wish, this will also be based on affordability and evidence by the Mortgage Advisor in the completed Assessment Forms.

Upon accepting an application, a £250 non-refundable reservation fee is payable by the applicant. This will be credited to the rent account upon completion of the sale.

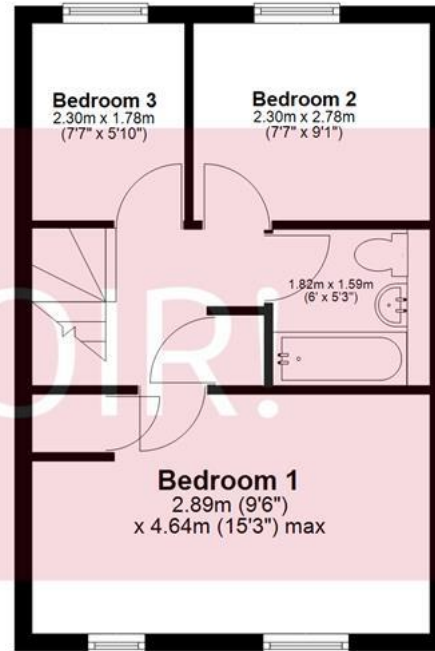
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised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



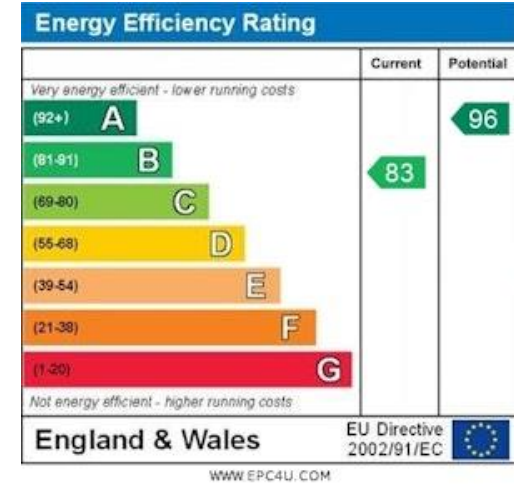
## Ground Floor



## First Floor



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.



Contact us today to arrange a viewing...

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