



**Selbon**

Residential sales & lettings

Judd Mews, Hartley Wintney, Hook,  
Hampshire, RG27 8FF

Guide price £250,000 Leasehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Sought After Location
- Three Parking Spaces
- Enclosed Rear Garden
- Close Proximity of Hartley Wintney High Street
- Three Bedrooms
- Close Proximity of Local Schools
- Finished to a High Standard
- Ample Visitor Parking
- Kitchen
- Available to buy at 100% or shared ownership basis 50%

50% SHARED OWNERSHIP (ALSO AVAILABLE TO BUY ON A 100% BASIS at £500,000)

Offered on a 50% shared ownership basis, the following criteria applies:

The property is being sold by part buy part rent scheme with Vivid Homes. Potential buyers must be over 18 years of age, a first-time buyer, or an existing homeowner and be able to demonstrate they have sold their property subject to contract, must own and occupy the property as their sole and primary residence.

We are advised that the approximate rental figure, service charge and management fee is around £685.07 per month and that there is approximately 116 years remaining on the lease. If you purchase 100% of the house the property will then be freehold. Interested parties will need to speak to the housing association's financial representative and successfully apply to the housing association.

Selbon Estate Agents are delighted to offer to the market this three-bedroom semi-detached home which is situated on the sought-after development of Hartley Row Park in Hartley Wintney. Benefits to this property include two allocated parking spaces, an enclosed rear garden, downstairs W/C and within close proximity of Hartley Wintney High Street.

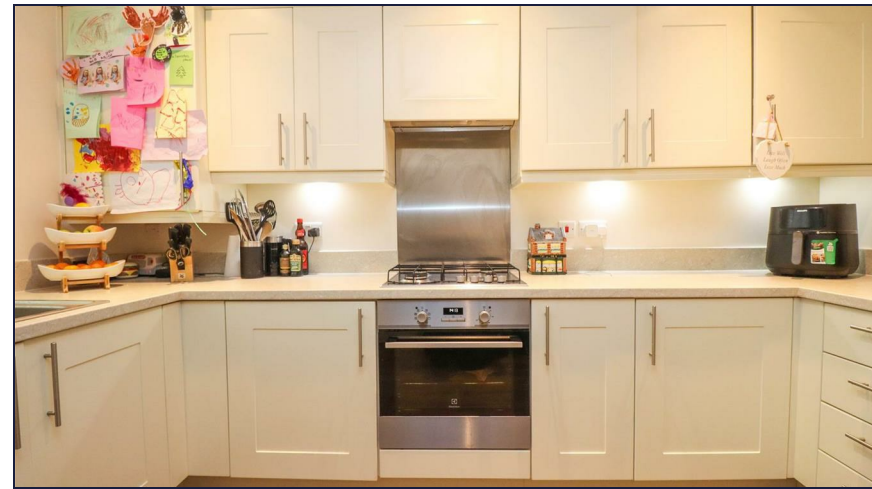
Accommodation comprises of a spacious entrance hall leading to the light and airy living/dining room with access to the rear garden and storage space. The kitchen has been refitted to a high standard and offers a range of units, work surfacing, integrated appliances and additional appliance space. The accommodation on the ground floor is finished with understairs storage and a generous downstairs W/C.

Upstairs the property offers three good-sized bedrooms and a refitted family bathroom which offers toilet, sink and bath with shower overhead.

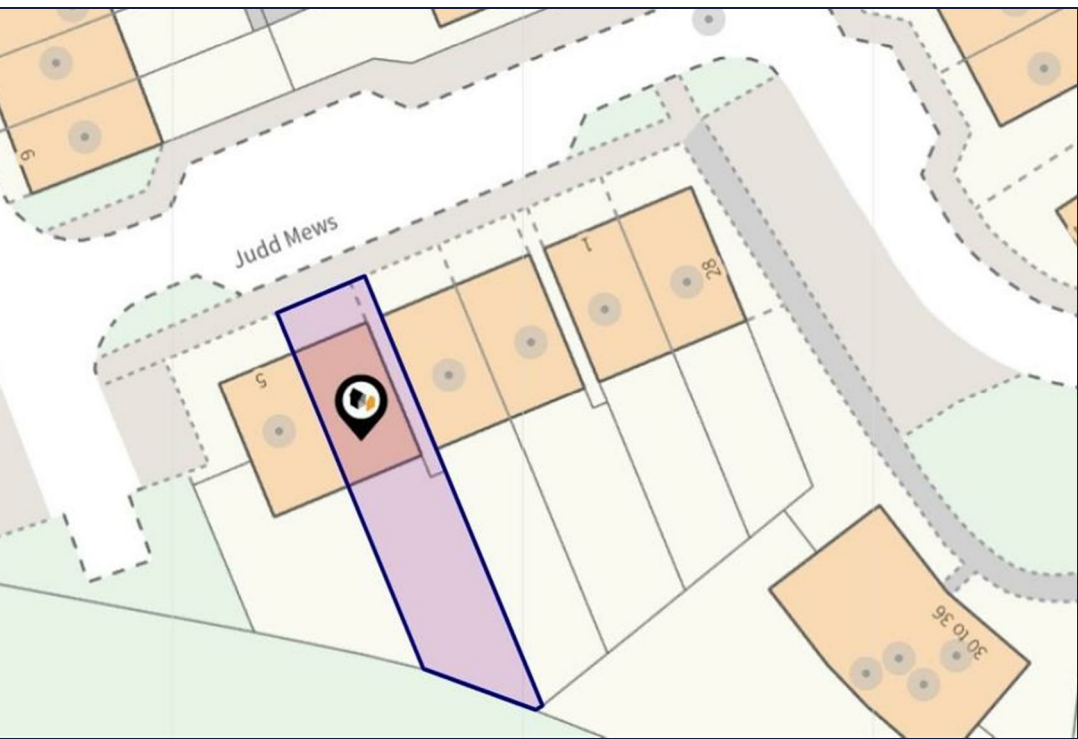
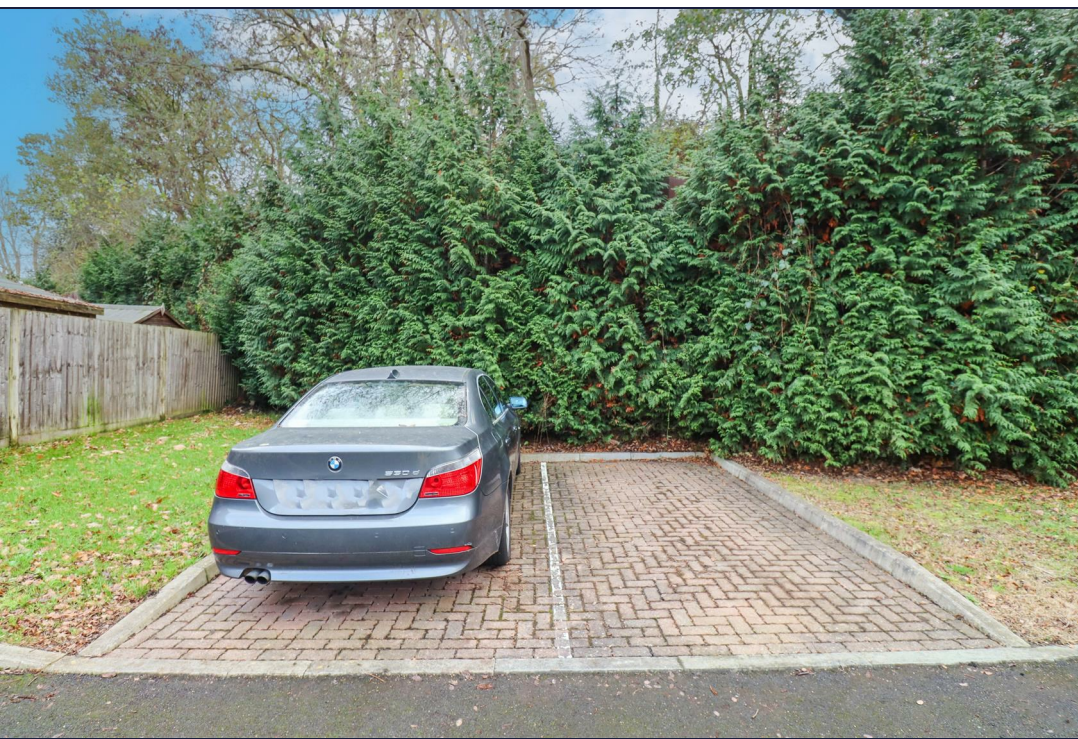
The rear garden is mainly laid to lawn with a side gate beside the house for front/rear access. Outside the back of the property you have a patio area which is ideal for al fresco dining. At the front you have one space with two at the back





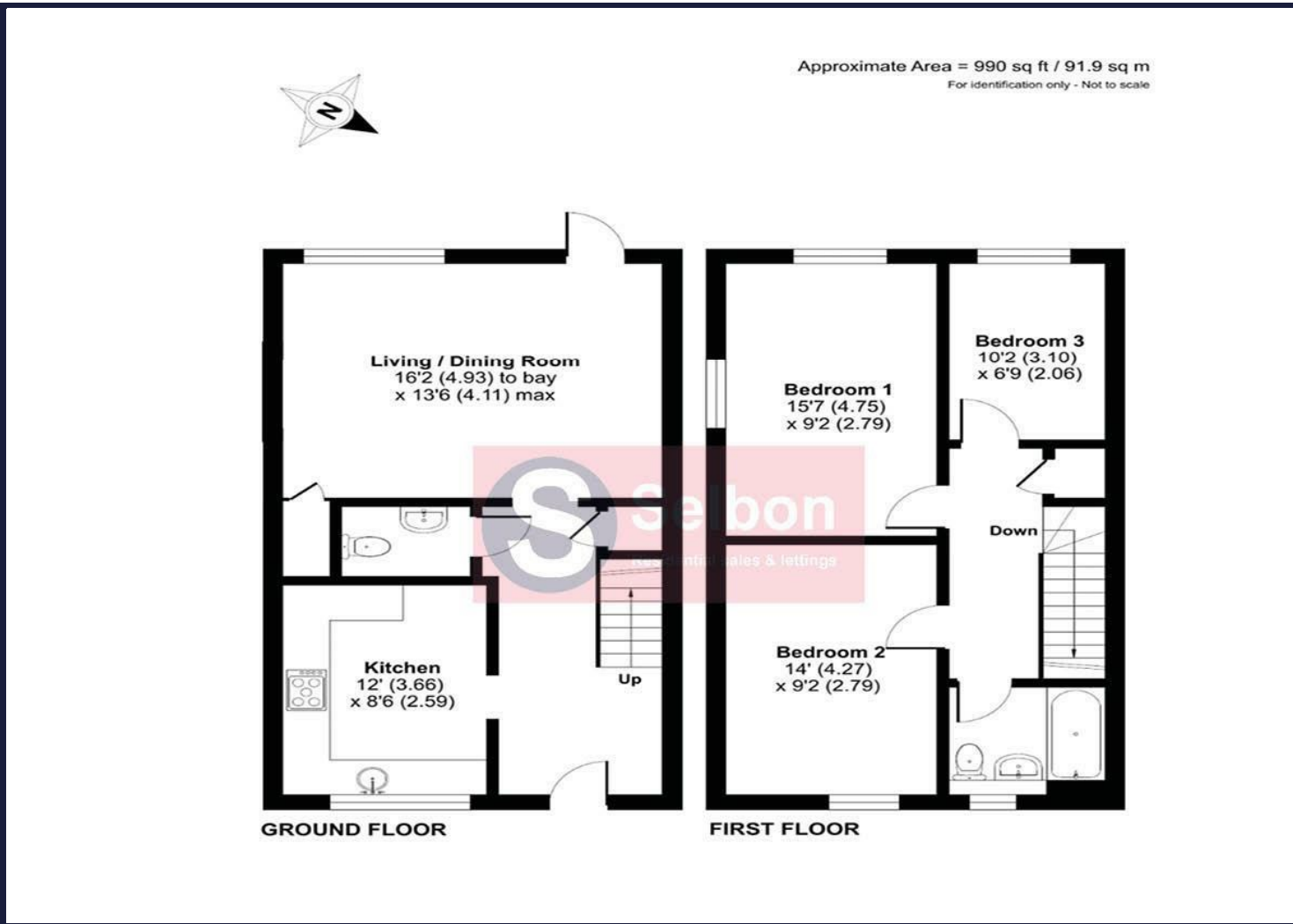




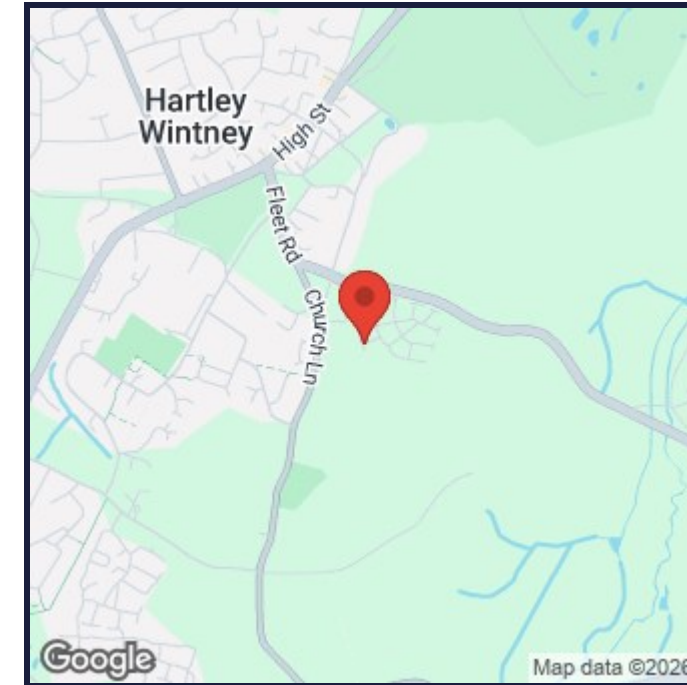




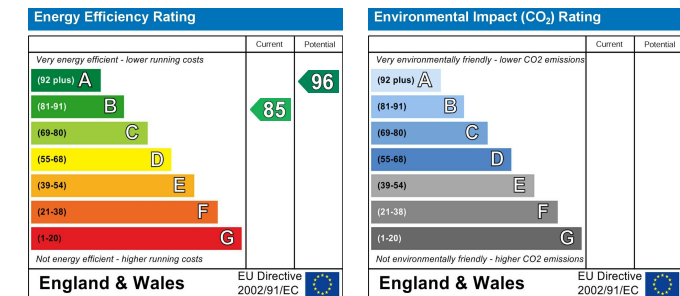
## Floor Plans



## Area Map



## Energy Performance Graph



## Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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## Council Tax Band: D

### Selbon Property Services Ltd

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