



7, Station Close, Newnham Bridge, WR15 8PG
40% Shared ownership £87,000

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7 Station Close Newnham Bridge

A fantastic opportunity to step onto the property ladder with this beautifully presented two-bedroom home, offered for £87,000 for a 40% shared ownership share. Set within a quiet cul-de-sac, the property boasts a spacious living room with multi-fuel stove, kitchen/diner, driveway parking for two cars and a low-maintenance rear garden. An excellent modern home combining comfort, practicality and affordability.

- 40% Shared Ownership
- Two Double Bedrooms
- Beautifully Presented
- Driveway
- Low Maintenance Rear Garden
- Quiet Cul-de-Sac Location

Material Information

40% Shared ownership £87,000

Tenure: Leasehold

Local Authority: Malvern Hills

Council Tax: C

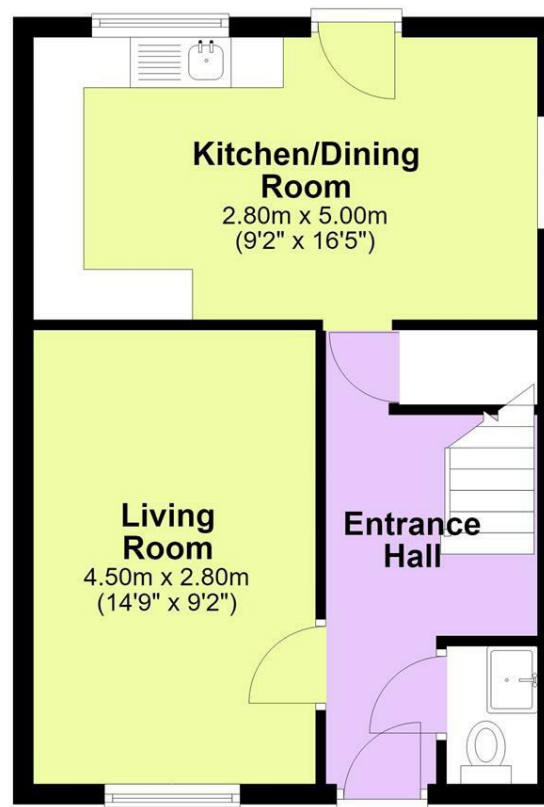
EPC: C (75)

For more material information visit www.cobbamos.com

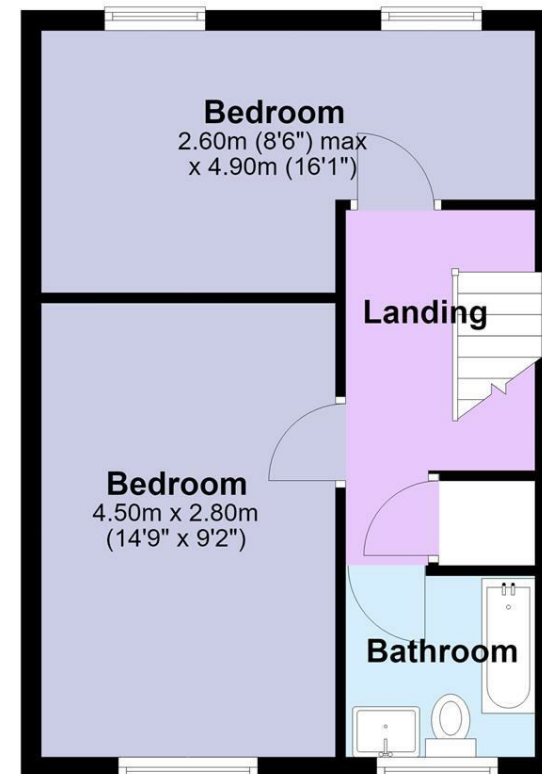
Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

Ground Floor



First Floor



Total area: approx. 71.7 sq. metres (772.1 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

A beautifully presented two-bedroom home offering an excellent shared ownership opportunity, available for £87,000 for a 40% share. Situated in a pleasant cul-de-sac, the property benefits from driveway parking, a low-maintenance rear garden and well-proportioned accommodation arranged over two floors. Ideal for first-time buyers or those looking to step onto the property ladder, this attractive home is ready to move into.

Property Description

The property opens into a welcoming entrance hallway with laminate flooring, an electric radiator, useful under-stairs storage and stairs rising to the first floor.

The spacious living room features fitted carpeting, a multi-fuel log-burning stove and a window overlooking the front of the property, creating a comfortable and inviting space.

To the rear is the well-equipped kitchen/diner, fitted with a range of wall and base units, laminate worktops, built-in electric oven, electric hob and chimney-style extractor. There is space and plumbing for a washing machine, space for a tall fridge/freezer and ample room for a dining table and chairs. A door provides direct access to the rear garden.

A ground floor cloakroom completes the downstairs accommodation.

Upstairs, the landing provides access to the loft via a fitted loft ladder, along with a useful storage cupboard housing the hot water tank.

Bedroom One is a generous double bedroom with fitted carpet, TV point and front-facing window, while Bedroom Two is another well-proportioned double bedroom with fitted carpet and two windows overlooking the rear garden.

The family bathroom comprises a white suite including WC, pedestal wash basin and shower bath with electric shower and glass screen. There is also a chrome heated towel rail and front-facing window.

Location

The property occupies a pleasant cul-de-sac position, offering a quiet residential setting while providing convenient access to local amenities and surrounding countryside. Its location makes it an attractive choice for those seeking a manageable home in a peaceful environment.

Services

The property benefits from double glazing, electric heating and mains drainage, with the development served by a communal septic tank managed by Citizen Housing.

- EPC: C
- Council Tax: Band C
- Heating: Electric
- Drainage: Communal septic tank
- Multi-Fuel Stove: HETAS compliant

Shared Ownership

The property is offered for £87,000 for a 40% share, based on a full marketing value of £217,500.

The monthly charges are:

- Rent: £339.96
- Service Charge: £82.61

Citizen Housing acts as landlord for the remaining 60% share.

Please note that the property is subject to an 80% restriction lease, meaning the purchaser cannot staircase their ownership beyond 80%.

Outside and Gardens

To the front of the property is driveway parking for two vehicles, providing convenient off-road parking.

The enclosed rear garden benefits from gated access and has been designed for ease of maintenance, incorporating a paved patio seating area and lawn. The garden provides an excellent space for outdoor dining, relaxing or entertaining during the warmer months.

DIRECTIONS

The What3words are [///tidal.brings.inviting](#)



