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Famdon, Chester | | CH3 6RL

£91,000

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Situated within the highly sought-after village of Farndon, this beautifully presented three-bedroom home is offered for sale on a shared ownership basis, providing an excellent opportunity for first-time buyers to step onto the property ladder. There is also the option to purchase up to 100% ownership, subject to eligibility. Finished to a high standard throughout, the accommodation in brief comprises an entrance hallway with a useful utility/storage cupboard, downstairs WC, a modern fitted kitchen and a spacious open-plan living/dining area, ideal for both everyday living and entertaining. To the first floor, the landing provides access to three well-proportioned bedrooms and a contemporary family bathroom, with the principal bedroom further benefitting from en-suite facilities. Externally, the property offers two allocated parking spaces, with side access leading to a thoughtfully landscaped rear garden featuring a paved patio seating area and lawn, creating a private and low-maintenance outdoor space. Kings Meadow forms part of a popular modern development with attractive green spaces and children's play areas. The property is within walking distance of the centre of Farndon, a desirable village offering a range of amenities including shops, cafés, public houses and a highly regarded primary school. There are also picturesque countryside walks along the River Dee close by. Excellent transport links are available, with Chester City Centre just a short drive away and convenient access to the A534 and A55 for commuting further afield.

- ATTENTION FIRST TIME BUYERS - SHARED OWNERSHIP HOME
- THREE BEDROOM TERRACED HOME IN EXCELLENT CONDITION
- ENTRANCE HALLWAY WITH UTILITY CUPBOARD
- DOWNSTAIRS WC
- MODERN FITTED KITCHEN
- LIVING/DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM
- LANDSCAPED REAR GARDEN AND TWO ALLOCATED PARKING SPACES
- SOUGHT AFTER RESIDENTIAL LOCATION OF FARNDON



### Shared Ownership Information

This property is offered on a shared ownership basis at 35%, with the advertised price reflecting this share. The scheme allows purchasers to buy a percentage of the property and pay rent on the remaining share. Monthly costs currently include rent and service charges totalling approximately £442 pcm (excluding mortgage payments). Buyers must meet eligibility criteria, including a household income of £80,000 or less, and will be subject to financial and affordability assessments by the housing association. A local connection to Farnham is initially required. The lease has approximately 114 years remaining, and there is the option to purchase additional shares over time (staircasing) up to 100% ownership. Costs are reviewed annually. For any further information please ask agents.

### Entrance Hallway

Composite door leads into entrance hallway with carpeted flooring, ceiling light point, radiator, stairs to first floor, built in storage cupboard, doors to downstairs WC, living/dining room and opening into kitchen.

### Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over incorporating a stainless steel sink unit with mixer tap over. Integrated appliances to include fridge-freezer, dishwasher, electric oven, gas hob and extractor over. Recessed LED lighting, LVT flooring, and uPVC double glazed window to the front.

### Living/Dining Room

Living/Dining area with uPVC double glazed French doors onto the rear garden. Wooden laminate flooring, ceiling light point and radiator.

### Downstairs WC

Two piece suite comprising low-level WC and pedestal wash hand basin. Chrome heated towel rail, LVT flooring, extractor and ceiling light point.

### Utility Area

Useful utility cupboard located under the stairs with space and plumbing for washing machine, tumble dryer and an extractor.

### Landing Area

Carpeted flooring, ceiling light point, cupboard housing hot water cylinder, doors to three bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front elevation. Carpeted flooring, ceiling light point and panelled radiator.

### En-suite

Three piece suite comprising low-level WC, pedestal wash hand basin and enclosed shower cubicle. Chrome heated towel rail, LVT flooring, recessed LED lighting, shave point, extractor and uPVC double glazed frosted window to the front.

### Bedroom Two

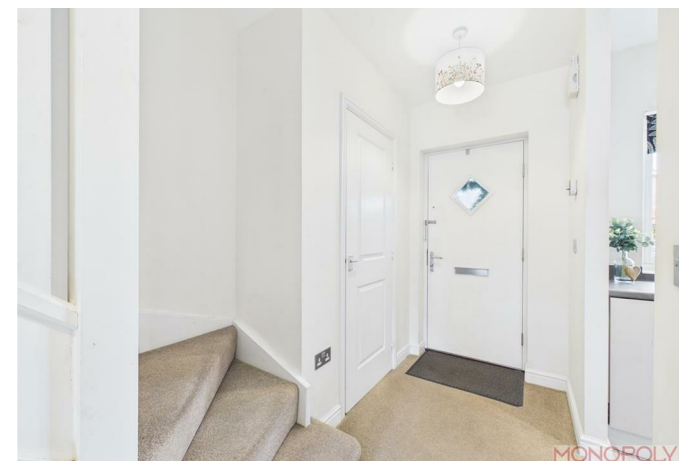
UPVC double glazed window to the rear elevation. Carpeted flooring, ceiling light point and panelled radiator.

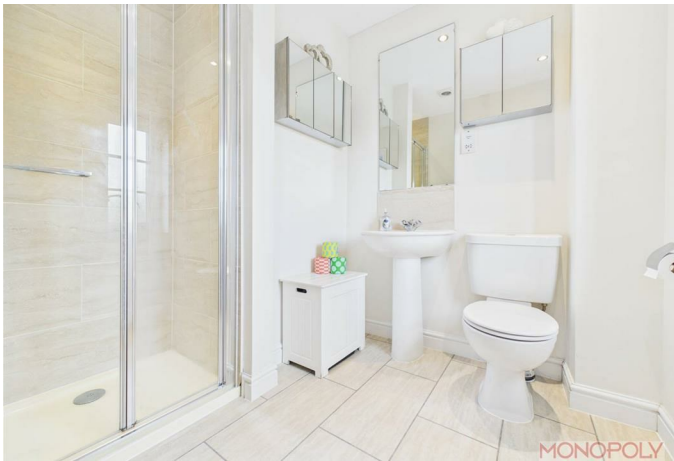
### Bedroom Three

UPVC double glazed window to the rear elevation. Carpeted flooring, ceiling light point and panelled radiator. Built in cupboard with clothing rail.

### Family Bathroom

Three piece suite comprising low-level WC pedestal wash hand basin and panelled bath with mains shower over. Chrome heated towel rail, LVT flooring, recessed LED lighting, shave point and extractor.





## Outside

To the front there are two allocated parking spaces with the home. There is an entry alongside the home leading to a timber gate providing access to the rear. The rear garden has been landscaped to include a paved patio, lawned garden, lighting and timber shed. There are fence panels to the boundary for added security and privacy.

## Important Information

**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

## Additional Information

The home is fitted with HIVE smart central heating. There are two allocated spaces to the front. The council tax is Band C with the local authority being Cheshire West And Chester. The breakdown of the present charges owning 35% are as follows:

Rent: £398.85 pcm

Service Charge (incl. insurance & management): £43.54 pcm

Total to housing association: £442.39 pcm





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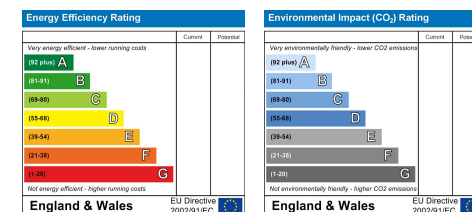


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