





**£280,000 For 80%
Share + £10,000**

****80% SHARED OWNERSHIP**** Offered to the market under the popular Shared Ownership scheme, this 3 bedroom end of terrace home is Located within the sought after location of Shenley Brooke End with many benefits including living room, kitchen/diner, family bathroom and additional downstairs cloakroom, rear garden and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, stairs to first floor, understairs storage cupboard, doors to cloakroom and lounge, flow through to kitchen/diner.

CLOAKROOM

Frosted double glazed window to front aspect. Low level w.c. with push button flush, radiator, wall mounted wash hand basin, splash back tiling, extractor fan.

LOUNGE

Double glazed window to rear aspect. Television point, radiator, door to garden.

KITCHEN/DINER

Double glazed window to front aspect. Range of wall mounted and floor standing units with roll edge work surface over, splash back tiling, oven and hob with extractor hood over, single drainer sink with mixer tap, plumbing for washing machine, space for fridge/freezer, wall mounted boiler, radiator.

LANDING

Airing cupboard housing hot water tank, radiator, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Access to loft space, radiator.

BATHROOM

Frosted double glazed window to front aspect. Vanity wash hand basin, low level w.c. with push button flush, panelled bath with mixer tap and shower attachment, tiled walls, extractor fan, radiator.

PARKING

Two allocated parking spaces.

FRONT GARDEN

Pathway to front door, outside tap.

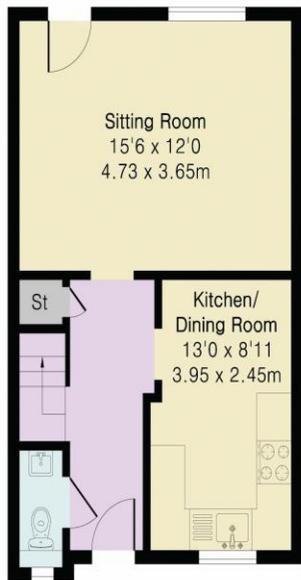
REAR GARDEN

Mainly laid to lawn with patio area, shed to remain, enclosed by fencing panels.

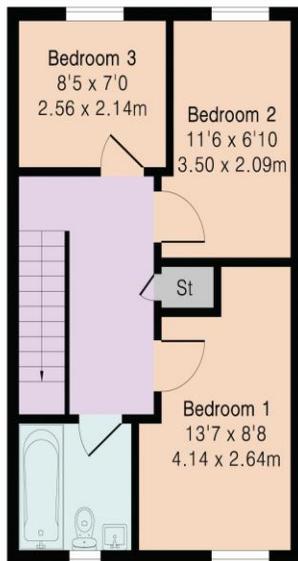
Approximate Gross Internal Area 790 sq ft - 74 sq m

Ground Floor Area 396 sq ft – 37 sq m

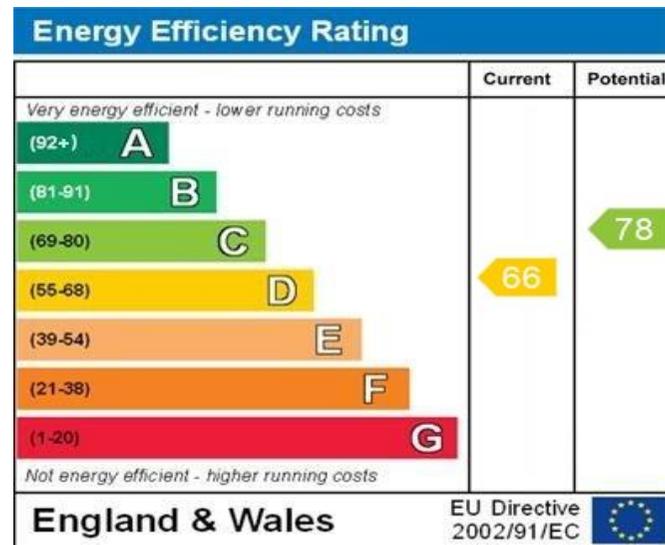
First Floor Area 394 sq ft – 37 sq m



Ground Floor



First Floor



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



MONEY LAUNDERING REGULATIONS 2017 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 CONSUMER PROTECTION 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. 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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