



27 CHAPEL ROAD

WITHINGTON, HEREFORD HR1 3FL

Asking Price £108,000
LEASEHOLD

Situated on the outskirts of the popular village of Withington, an immaculately presented modern two double bedroom semi detached shared ownership property being sold with a 45% share with Connexus Housing Association. The property is being sold with no onward chain and benefits from gas central heating, double glazing, two double bedrooms and off road parking. A viewing is highly recommended.



27 CHAPEL ROAD

- Sold with no onward chain
- Two double bedrooms
- Semi detached house
- 45% shared ownership with Connexus Housing Association
- The property can be staircased to 100% ownership
- Ideal for first time buyer



Ground Floor

With canopy porch and entrance door leading into the

Spacious Reception Hall

With wood effect flooring, two ceiling light points, radiator, carpeted stairs leading up with useful under stair storage cupboard, wall mounted fuse box and doors into

Kitchen/Dining Room

A modern fitted kitchen comprising a range of fitted wall and base units with ample work surface space over, there is a 1 1/2 bowl sink and drainer unit with tiled splash back, four ring gas hob with cooker hood over and oven below, under counter space and plumbing for a washing machine with space for a freestanding fridge/freezer, there is a cupboard housing the gas central heating boiler, ample space for a dining table, radiator, double glazed window to the front aspect and spotlights.

Living Room

A light and airy living space with fitted carpet, two ceiling light points, radiator, double glazed window and door out to the rear.

Downstairs W/C

A spacious downstairs w/c comprising a low level w/c, pedestal wash hand basin with tiled splash back, radiator and ceiling light point.

First Floor Landing

With fitted carpet, radiator, ceiling light, two large storage cupboard and doors into

Bedroom One

A spacious main bedroom comprising fitted carpet, central ceiling light, radiator, two double glazed windows to the rear aspect and a large built in wardrobe cupboard.

Bedroom Two

A second spacious double with fitted carpet, ceiling light point, radiator, ample space for wardrobes and dual aspect double glazed windows to the front and side.

Bathroom

A modern white three piece suite comprising a panelled bath with tiled surround and mains fitment shower head over, pedestal wash hand basin with tiled splash back, low level w/c, radiator and double glazed window.

Outside

To the rear there is a low maintenance garden laid to a mix of patio and lawn and enclosed by fencing and brick walling. There is a useful wooden storage shed, ornamental tree, useful side access gate and outside tap and power points. The property benefits from two off road parking spaces to the rear.

Agents Note

125 year term from 2020. 119 years remaining.
45% shared ownership with Connexus Housing Association.
Rent payment - £342.37pcm
Housing association - Connexus
The property can be staircased to 100% ownership.

Breakdown of Monthly Rent

Rent £342.37pcm
Insurance £26.45pcm
GM - £6.53PCM
Man. Admin charge £4.95pcm

Eligibility Criteria

You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less

- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to

Local Connection

Also, you must have a local connection to Herefordshire either through residency, work or family.

A local connection for this home is defined as:

- 1.2.1 a Local Connection within the parish of Withington; or
- 1.2.2 In the event of there being no person with a Local Connection to the parish of Withington, any other person ordinarily resident within the administrative area of the Council who is eligible under the allocation policies of the Owner who is a Registered Provider, if the Owner who is a Registered Provider can demonstrate to the Council that after 28 working days of any of the Affordable Rent Units becoming available for letting, the Owner who is a Registered Provider, having made all reasonable efforts through the use, found no suitable candidate under paragraph 1.2.1 above.

Directions

What3words/// litters.cutlets.relations

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected.

Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Leasehold - vacant possession on completion.

125 years commenced October 2020 with 119 years remaining.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

27 CHAPEL ROAD



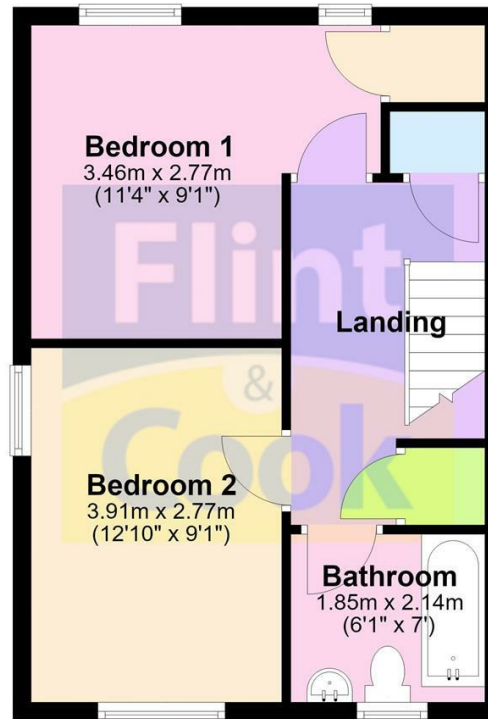
Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 74.2 sq. metres (799.1 sq. feet)

EPC Rating: B Hereford Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

