



Connells

Hawthorn Park Cholstrey Road
Leominster



Property Description

The ground floor centres around a bright kitchen and dining area that naturally becomes the hub of the home. Whether it's family meals, catching up over a coffee or helping with homework at the kitchen table, this is a space designed for everyday moments. French doors lead directly to the rear garden, helping to create a light and welcoming atmosphere throughout the year.

A separate living room provides a cosy space to relax at the end of the day, allowing household members to enjoy different activities without competing for the same room. The layout creates a good balance between open family space and quieter areas to escape to when needed.

The addition of a utility room is a feature many buyers quickly come to appreciate. along with the downstairs WC, it's one of those practical details that makes daily life that little bit easier.

Upstairs, the master bedroom benefits from its own en suite shower room, while two further bedrooms provide options for children, guests, home working or hobbies. The family bathroom serves the remaining accommodation and helps ensure the home remains functional as family circumstances change over time.

For buyers looking for a home that's straightforward, comfortable and easy to live in, The Galloway offers an attractive combination of modern design, practical features and long-term flexibility.

What Is Shared Ownership?

Shared Ownership is a government-backed scheme designed to help people who cannot afford to buy a suitable home outright.

It's often described as part-buy, part-rent:

"You buy a share of your home (usually between 10% and 75%)

"You pay rent to the housing association on the share you don't own

"You're an owner-occupier and hold a lease on the property

Benefits Of Shared Ownership

A lower deposit and mortgage compared to buying outright

The opportunity to increase your share over time (known as staircasing)

More security than private renting

The chance to benefit if your home increases in value

Shared Ownership Eligibility:

Shared Ownership Eligibility:

Your household income is £80,000 or less

You cannot afford to buy a suitable home on the open market

You have a good credit history and enough savings for a deposit (usually 5-10% of the share you're buying)

You can afford the ongoing costs of owning a home

Existing homeowners may still be eligible, but you'll normally need to be selling your current home and show that it doesn't meet your needs.

Pricing Example:

Full market value - £300,000

Share price based on 40%

Share price - £120,000

Estimated Rent per month (inclusive of service charges) £492.50

Lease term 999 years

Minimum deposit required £5000

Measurements:

Lounge - 16'9" x 10'3"

Kitchen/Dining - 16'10" x 8'7"

Bedroom 1 - 9'10" x 9'4"

Bedroom 2 - 10'2" x 7'8"

Bedroom 3 - 10'2 x 8'9"



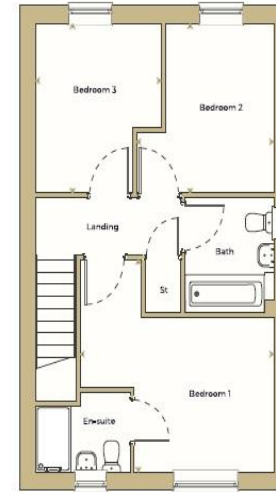




Galloway



Lounge	5125 x 3144	16'9" x 10'3"
Kitchen/Dining	5139 x 2627	16'10" x 8'7"



Bedroom 1	2998 x 2846	9'10" x 9'4"
Bedroom 2	3102 x 2340	10'2" x 7'8"
Bedroom 3	3103 x 2686	10'2" x 8'9"

To view this property please contact Connells on

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23 King Street
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EPC Rating: A

Service Charge: 960.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HER316777

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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