



Not for marketing purposes INTERNAL USE ONLY

Hawthorn Park Cholstrey Road
Leominster

Hawthorn Park Cholstrey Road Leominster HR6 8RJ

for sale from
£111,000



Property Description

The ground floor has been designed with day-to-day practicality in mind. A bright living room sits to the front of the property, providing a separate space from the kitchen. To the rear, the open-plan kitchen and dining room offers ample room for cooking, dining and everyday family life, with direct access to the garden. A downstairs WC and storage cupboard help support modern family living and provide valuable additional storage.

On the first floor are two bedrooms and a family bathroom. These rooms provide flexibility depending on individual requirements and could be used as children's bedrooms, guest accommodation, a home office or hobby room.

Occupying the entire second floor is the spacious bedroom. One of the standout features of The Braunton is the size and versatility of this room, which creates a dedicated area away from the main living accommodation. This layout can be particularly appealing for buyers seeking additional privacy, a dressing area or simply more room than is commonly found in homes of a similar size.

Outside, the property benefits from a private rear garden and allocated parking, providing the convenience expected from a modern new-build home.

Price Example:

Plot 5

Share price based on 40%

Full market value - £277,500

Share price - £111,000

Estimated Rent per month (inclusive of service charges) £461.56

Lease term 999 years

Minimum deposit required £5550

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:

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.

Measurements

Living Room - 13'0" x 12'9"

Kitchen / Dining - 12'9" x 10'10"

Bedroom 3 - 12'9" x 9'7"

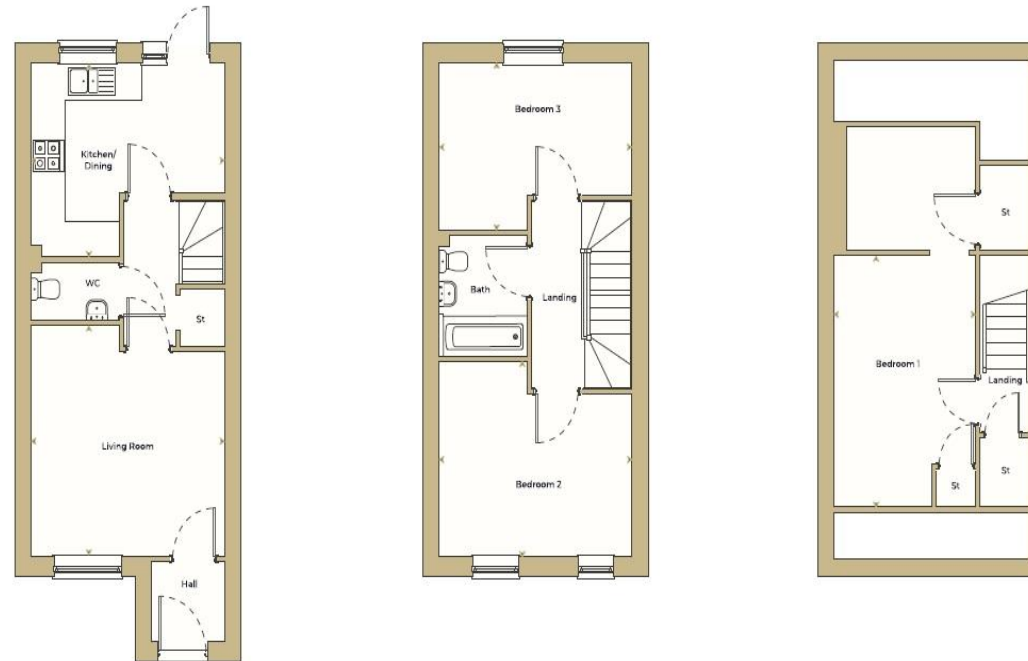
Bedroom 2 - 12'9" x 11'0"

Bedroom 1 - 14'1 x 9'3"





Braunton



Living Room 3985 x 3902 13'0" x 12'9"
Kitchen/Dining 3902 x 3307 12'9" x 10'10"

Bedroom 3 3902 x 2938 12'9" x 9'7"
Bedroom 2 3902 x 3357 12'9" x 11'0"

Bedroom 1 4306 x 2832 14'1" x 9'3"

To view this property please contact Connells on

T 01432 267 511
E hereford@connells.co.uk

23 King Street
HEREFORD HR4 9BX

EPC Rating: A

Service Charge: 960.00 Ground Rent:
Ask Agent

Tenure: Leasehold

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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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