







## 45% Shared Ownership – Three Bedroom Semi-Detached Home with 360° Virtual Tour

A well-presented modern three-bedroom semi-detached home, set within a popular residential location with excellent access to local amenities and transport links.

The property offers a welcoming hallway, a spacious lounge with French doors to the garden, a convenient cloakroom/WC, and a stylish kitchen diner complete with integrated appliances and direct garden access. Upstairs, there are three bedrooms, including a generous double with dual aspect windows, alongside a modern family bathroom with shower over bath and contemporary tiling.

Outside, the home benefits from a good-sized rear garden and off-street parking.

Viewing is highly recommended and strictly by appointment.



**ABODE**  
SALES & LETTINGS

## Leasehold Charges

### Shared Ownership

These homes are being offered through the government's Shared Ownership and Affordable Homes Programme 2021–2026, with a 992-year lease remaining. The combined rent, service charges, management, insurance, and associated fees amount to a total monthly cost of circa £370.

### Lease Information

Lease Start Date: August 2022

Lease End Date: May 3017

Lease Term: 995 years from and including 30 May 2022

Lease Term Remaining: 992 years

## Hallway

With a composite front entry door leading into with central heating radiator smoke alarm thermostat use for stair storage cupboard housing the electrical consumer unit fibre connection point doors from the hallway lead to:

## Lounge

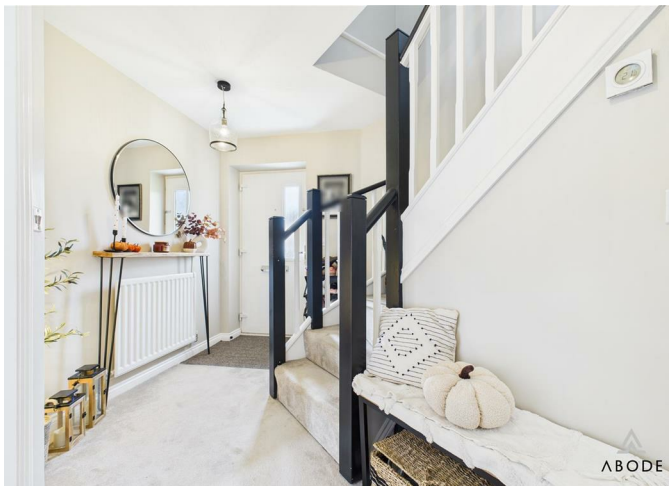
With a UPVC double glazed window to the front elevation they set of UPVC double glazed front doors leading to the rear patio, feature wall panelling, two central heating radiators, tv aerial point telephone point

## Cloaks/W.C.

With low-level WC with continental flush pedestal wash and basin with mixer tap and tiled splashback to roof panelling to low wall half central heating radiator and extractor fan











### Kitchen/Diner

With a UPVC double glazed window to the front elevation a set of view PVC double glazed French doors front doors leading to the rear patio the kitchen features a range of matching base and eyelevel storage cupboard and drawers with wood block effect drop edge preparation work surfaces the range of integrated appliances include a four ring stainless steel gas hob oven and grill stainless steel extractor hood one and a half stainless steel sink and drain it with mixer tap central heating combination gas boiler in housing fridge freezer Plumbing space for freestanding under counter white goods central heating radiator Spotlighting to ceiling smoke alarm built in utilities cupboard and extract Fan.

### Landing

A bright and airy landing with front-facing UPVC double-glazed window, loft access via hatch, smoke alarm, and doors leading to all bedrooms and the family bathroom.

### Bedroom One

A spacious double bedroom enjoying dual aspect views to both the front and rear, with two UPVC double-glazed windows and central heating radiator.

### Bedroom Two

A well-proportioned room with rear-facing UPVC double-glazed window and central heating radiator.

### Bedroom Three

A stylishly presented bedroom with front-facing UPVC double-glazed window, feature timber-panelled wall, central heating radiator, and a built-in wardrobe complete with hanging rail, shelving and lighting.

### Family Bathroom

A modern family bathroom comprising a three-piece suite with low-level WC, pedestal wash basin, and panelled bath with mixer tap and overhead shower. Finished with complementary tiled walls, frosted UPVC double-glazed rear window, extractor fan, spotlighting and central heating radiator.











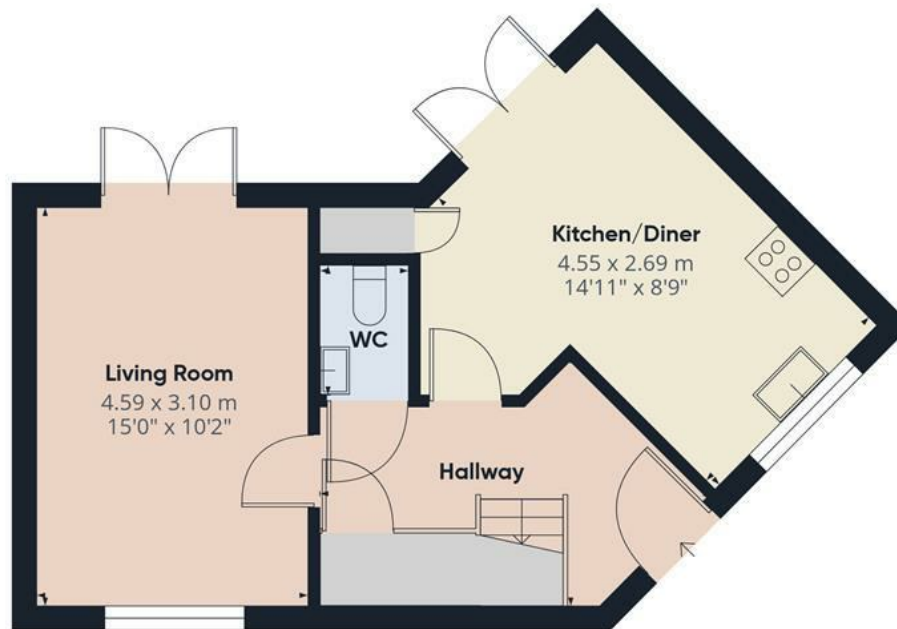












Floor 0

Approximate total area<sup>(1)</sup>

79.1 m<sup>2</sup>

851 ft<sup>2</sup>



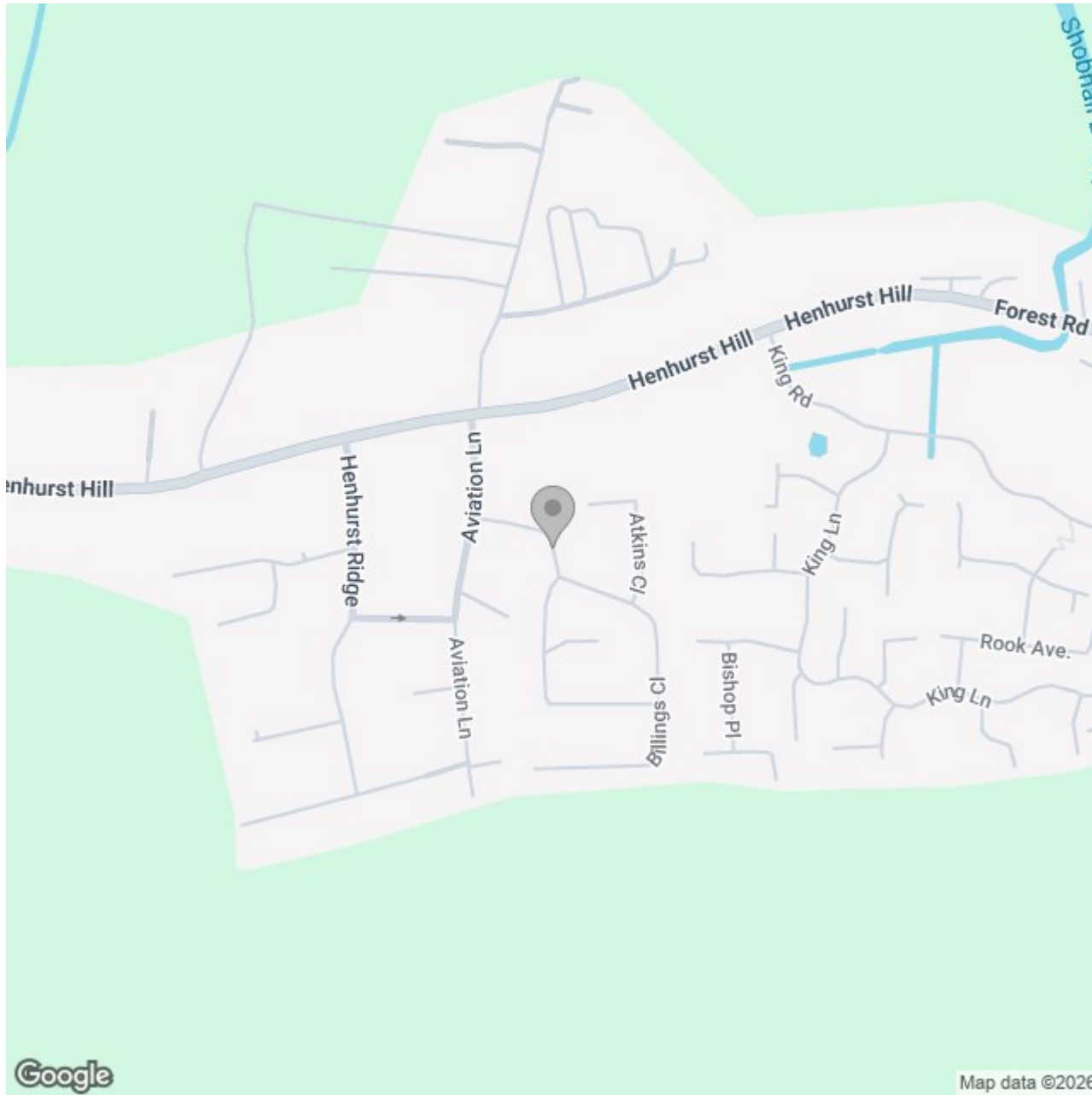
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 