





This beautifully presented two-bedroom semi detached home offers a fantastic opportunity to purchase a 25% shared ownership property, ideal for first-time buyers or those looking to take their next step onto the property ladder. The property combines modern living with a practical layout, featuring a stylish interior, a landscaped garden, and off-street parking.



Accommodation

Ground Floor

The accommodation is approached via a welcoming entrance hallway with stairs rising to the first floor and doors leading to the ground floor rooms. The kitchen is fitted with a contemporary range of wall and base units, complete with work surfaces, integrated oven, gas hob with extractor over, sink with drainer, and space for appliances. The lounge diner provides a bright and spacious living space with French doors opening onto the rear garden, while a useful guest cloakroom/WC completes the ground floor.

First Floor

On the first floor, the landing leads to two well-proportioned bedrooms. The master bedroom offers ample space for a double bed and fitted wardrobes, while the second bedroom is also generously sized, making it suitable as a child's bedroom, guest room, or home office. The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over and screen, wash-hand basin, and low-level WC, complemented by tiled surrounds.

Outside

To the front of the property is a planted garden with shrubs and a pathway to the entrance. Off-street parking is provided to the side elevation, with gated access leading to the rear garden. The rear garden is enclosed with timber fencing and includes a good-sized lawn and patio area, ideal for outdoor dining and relaxation.

Location

The property is situated in a modern residential development within Burton-on-Trent, with access to local amenities, supermarkets, schools, and leisure facilities. The town centre and railway station are easily accessible, and excellent road links provide convenient travel to surrounding towns and major transport routes.

TRENT & DOVE INFORMATION

Trent & Dove Housing Association

25% Ownership with 75% Rent payable per month to the housing association

Financial Breakdown:



Full market value: £200,000

Representative 25% share value: £50,000

Rent on unowned share (75%) : £339.63 per month

Service charge is £7.90 per month

Lease commenced Jan 2022 Term 125 Yrs with 122 Yrs remaining.

Any potential purchaser will be required to complete a Trent & Dove application which will need to be completed and returned to Trent & Dove

Under the rules of shared ownership Trent & Dove require confirmation that property is affordable and that a buyer meets our mandatory policies in terms of minimum surplus income and minimum deposit.

The Mortgage People (TMP) carry out these assessments on behalf of Trent & Dove for our newbuild properties, however if a buyer has already taken





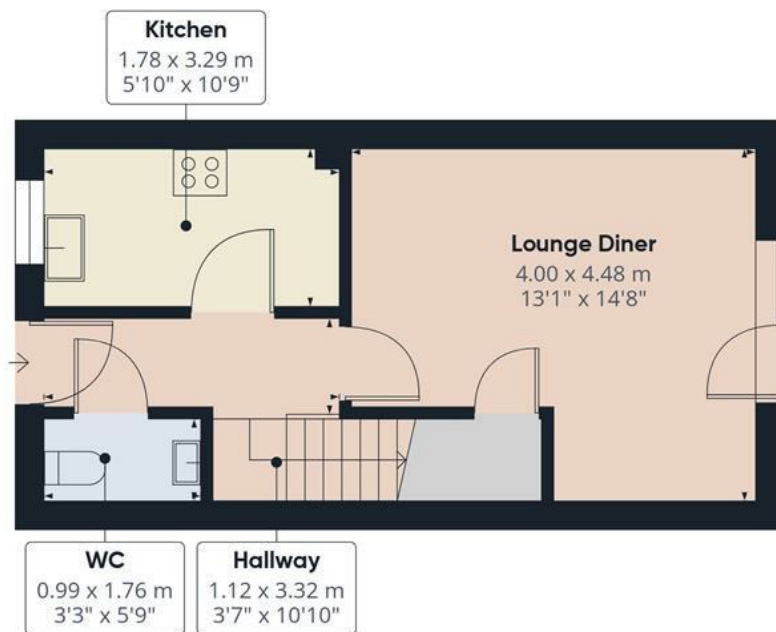


mortgage advice then their own advisor will need to provide this evidence. They should complete the attached Resale Affordability Check Sheet, ensuring to attach a copy of their budget planner, and both should be returned to Trent & Dove for review. Only once these have been received and accepted will the application be approved and the sale able to proceed. If no mortgage advisor, in instances of a cash purchaser, is involved then the expectation is that the estate agent's inhouse advisor will complete the forms. The sale will not be able to proceed without this. The rules are set by Homes England and not Trent & Dove however we are obliged to adhere to them.

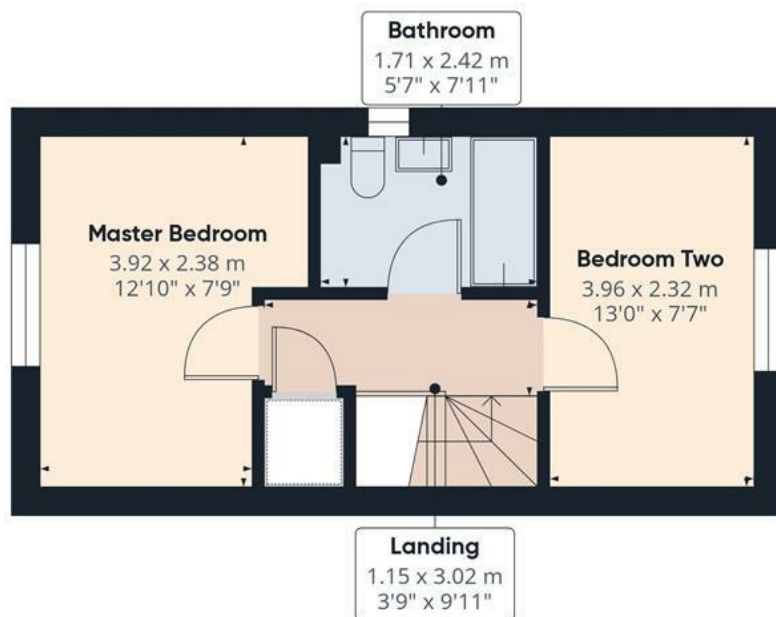








Floor 0



Floor 1

Approximate total area⁽¹⁾

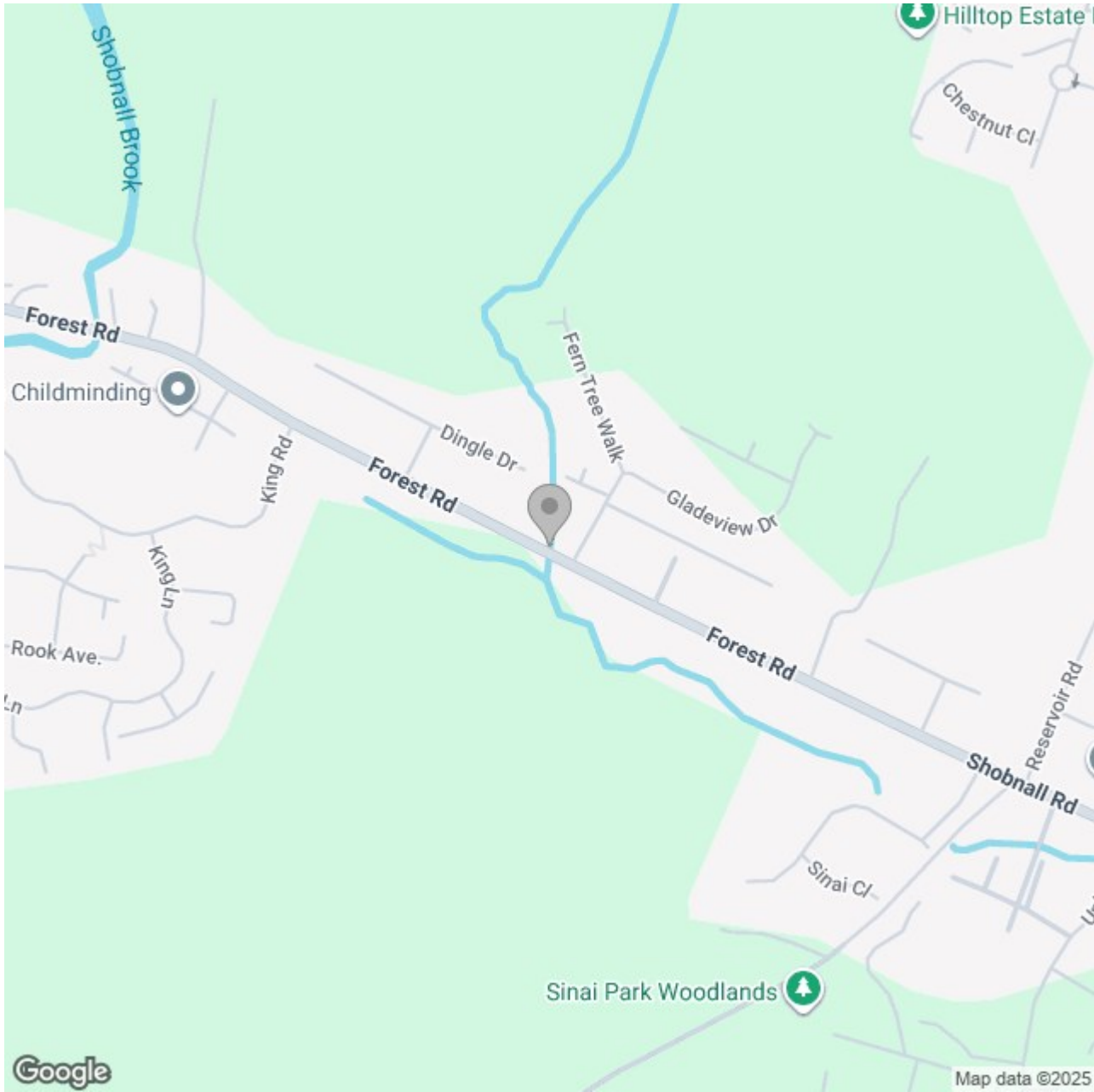
57.9 m²

622 ft²

(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) A | | |
| (81-91) B | | |
| (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