





An extremely well presented two-bedroom semi-detached home offered for sale on a 25% shared ownership basis, situated in the ever-popular village of Rocester. This is an excellent opportunity for first-time buyers looking to step onto the property ladder. Offered for sale with no upward chain.

The accommodation briefly comprises an entrance hall with useful understairs storage, guest cloakroom, and a fitted kitchen to the front elevation featuring a range of base and wall units, integrated sink and drainer, gas hob with oven and grill, plumbing for white goods, and housing the gas central heating boiler. To the rear is a comfortable living room with staircase rising to the first floor.

To the first floor are two well-proportioned bedrooms, both benefiting from TV and telephone points, together with a fitted shower room comprising a low-level WC, wash hand basin, and double shower cubicle with electric shower.

Externally, the property enjoys a fore garden and an enclosed, low-maintenance rear garden, along with two designated parking spaces. Further benefits include gas central heating and UPVC double glazing throughout.

Viewing is highly recommended to fully appreciate the accommodation on offer and its pleasant village location.



## Leasehold Information

We are informed the current housing association is Trent & Dove Housing. As of 1 April 2026, the monthly rent is £377.10 (based on a 25% ownership) and the service charge is £26.09, giving a total monthly payment of £403.19. The property is held on a 125-year lease which commenced on 1 January 2008.

## Hallway

Featuring a central heating radiator with thermostat control and a staircase rising to the first-floor landing. The hallway also houses the electrical consumer unit, doorbell chime, and smoke alarm. There is a useful under-stairs storage cupboard with coat hooks, along with an additional storage cupboard beneath the stairs. Internal doors lead to:

## Kitchen

Fitted with a UPVC double-glazed window to the front elevation. The kitchen offers a range of matching base and high-level cupboards and drawers with rolled-edge work surfaces and complementary tiled surrounds. Integrated appliances include a stainless steel sink with drainer and a Bosch central heating gas boiler. There is a freestanding 4-ring gas hob with oven and grill, along with additional freestanding appliance space and plumbing for white goods. Further features include a kickboard fan heater, extractor fan, and smoke alarm.

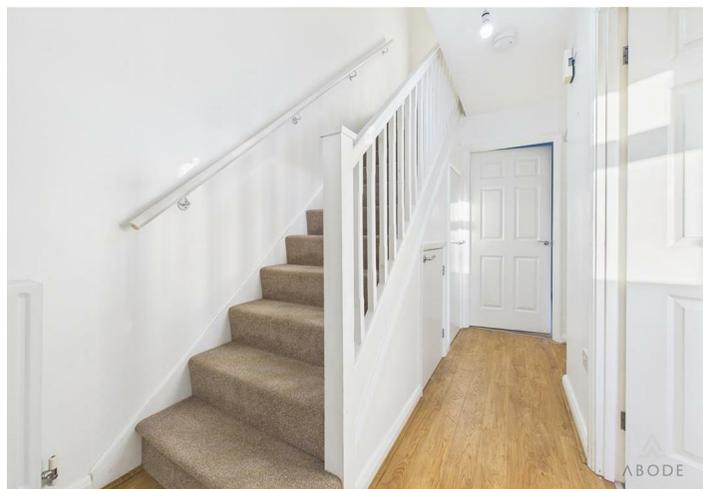
## Cloaks/W.C.

Comprising a low-level WC with continental flush, a floating wash hand basin with tiled splashback, central heating radiator, and extractor fan.

## Landing

With smoke alarm and access to the loft space via a hatch. Internal doors lead to:







### Bedroom One

A spacious room with two UPVC double-glazed windows to the front elevation, central heating radiator, TV and telephone points, and a useful over-stairs storage cupboard with shelving.

### Bedroom Two

With a UPVC double-glazed window to the rear elevation, central heating radiator, and TV and telephone points.

### Shower Room

Fitted with a UPVC double-glazed frosted window to the rear elevation. The three-piece suite comprises a low-level WC with continental flush, wash hand basin with mixer tap and tiled splashback, and a double shower cubicle with PVC wall panelling and electric shower. Additional features include a central heating radiator and extractor fan.



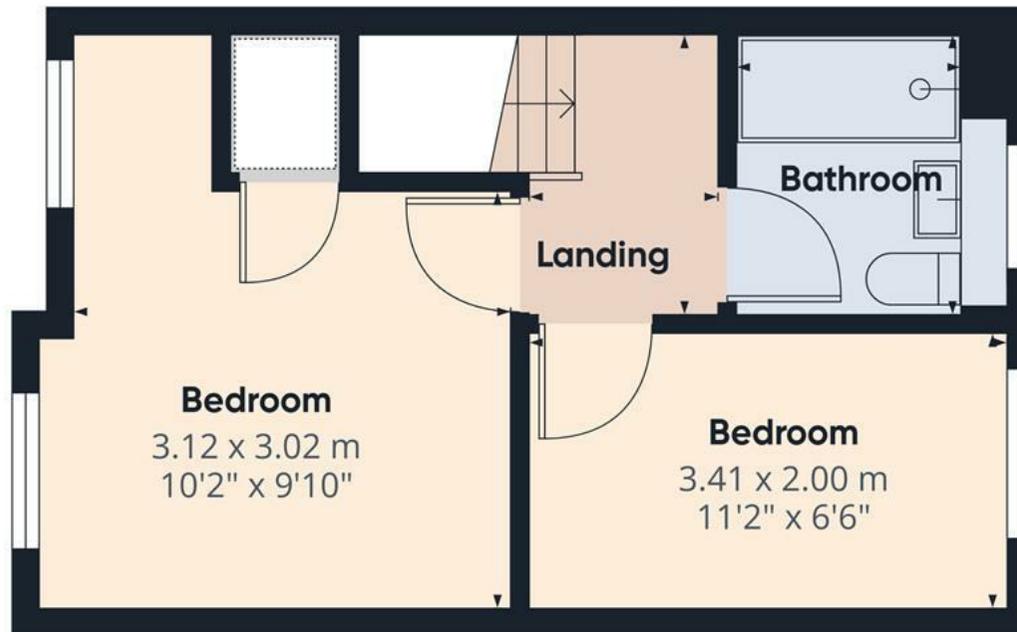




Approximate total area<sup>(1)</sup>

51.5 m<sup>2</sup>

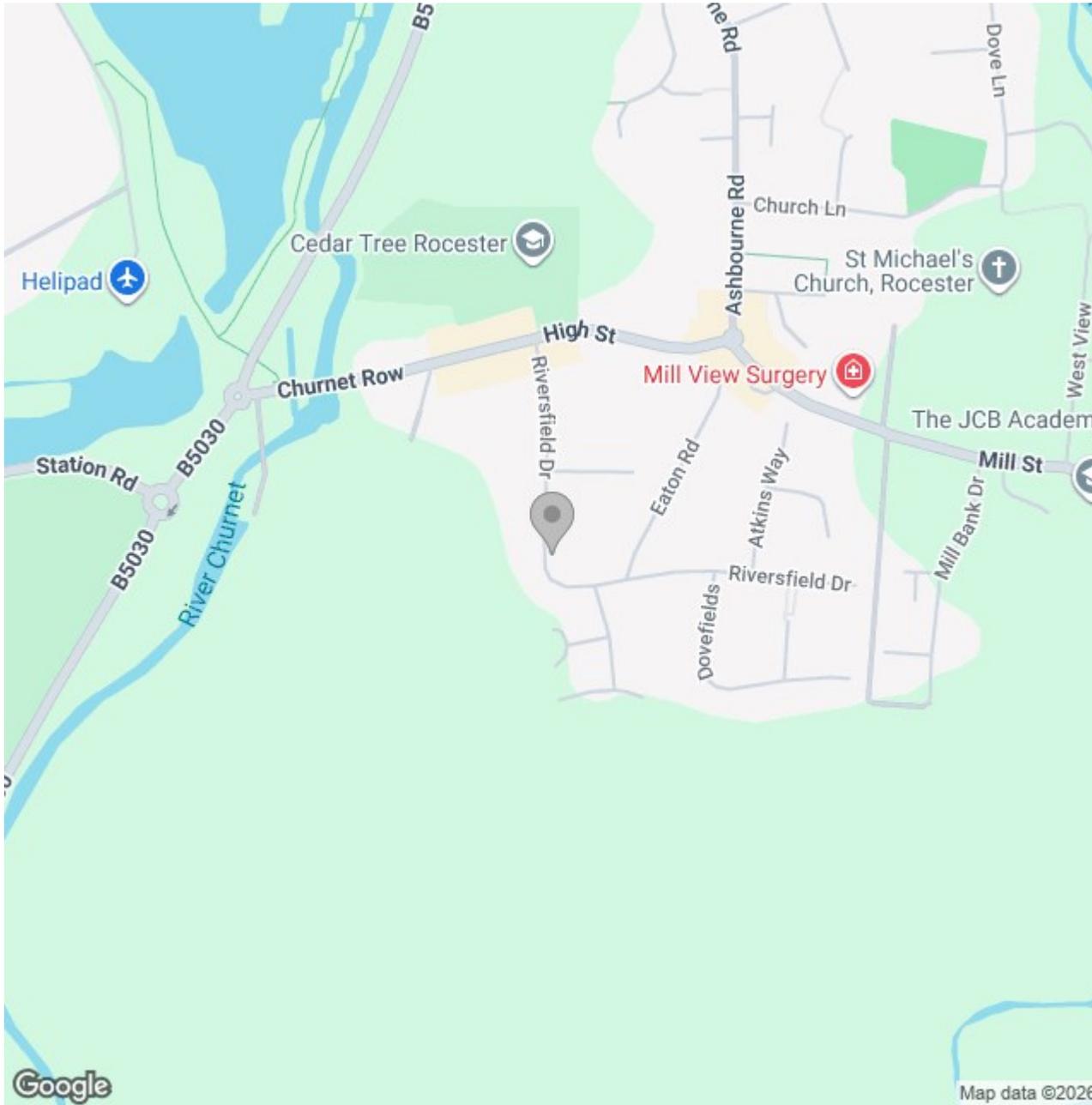
554 ft<sup>2</sup>



(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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</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		

**England & Wales** EU Directive 2002/91/EC 