





This corner-style semi-detached home is offered for sale on a 50% shared ownership basis and represents an excellent opportunity for a first-time buyer to step onto the property ladder. Situated within a pleasant village location of Rocester, the property enjoys well-presented accommodation throughout and the benefit of two off-road parking spaces to the rear. Available for sale with no upward chain.

Occupying a larger than average corner plot, the home boasts gardens to the front, side, and rear, providing generous outdoor space rarely found with similar properties. Internally, the accommodation comprises a welcoming reception hallway with useful storage, guest cloakroom, fitted kitchen, and a bright and spacious lounge with French doors opening onto the rear garden. To the first floor are two well-proportioned bedrooms and a good-sized family bathroom fitted with a shower.

With its attractive position, spacious plot, and practical layout, viewing is considered essential to fully appreciate the accommodation and opportunity on offer.

Viewing by appointment only.



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SALES & LETTINGS

## Leasehold Information

We are informed the current housing association is Trent & Dove Housing. As of 1 April 2026, the monthly rent is £265.14 (based on a 50% ownership) and the service charge is £26.09, giving a total monthly payment of £291.23. The property is held on a 125-year lease which commenced on 1 January 2008.

## Hallway

Entered via a PVC front entrance door, the welcoming hallway features a central heating radiator, thermostat control, electrical consumer unit, doorbell chime, and smoke alarm. A useful understairs storage cupboard with lighting and coat hooks provides practical storage, and a staircase rises to the first floor landing. Internal doors lead to:

## Lounge

A bright and spacious reception room enjoying a UPVC double glazed box bay window to the front elevation and UPVC double glazed French doors opening onto the rear garden. The room benefits from two central heating radiators and a TV aerial point.

## Cloakroom/W.C.

Fitted with a low-level WC and a floating corner wash hand basin with tiled splashback. A UPVC double glazed frosted window to the side elevation provides natural light, and there is a central heating radiator.







### Kitchen

Appointed with a range of matching base and eye-level storage cupboards and drawers with roll-top preparation work surfaces and complementary tiling. Integrated features include a stainless steel sink and drainer and housing for the Worcester Bosch gas central heating boiler. There is a freestanding four-ring gas hob with oven and grill, plumbing and space for under-counter white goods, a central heating radiator, and a UPVC double glazed window to the rear elevation.

### Landing

With smoke alarm, useful overstairs storage cupboard with shelving, and internal doors leading to:

### Bedroom One

A generously proportioned room with two UPVC double glazed windows to the front and rear elevations, two central heating radiators, and TV and telephone points.

### Bedroom Two

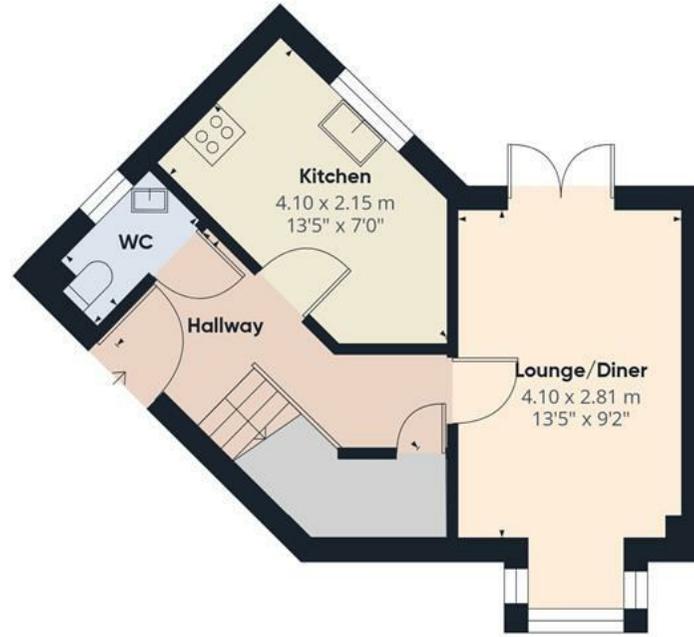
With a UPVC double glazed window to the rear elevation, central heating radiator, and TV and telephone points.

### Bathroom

Fitted with a three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with tiled splashback, and panelled bath with glass screen and electric shower over. Complementary wall tiling, chrome heated towel radiator, shaver point, extractor fan, and a UPVC double glazed frosted window to the front elevation complete the room.







Floor 0



Floor 1

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

58.6 m<sup>2</sup>

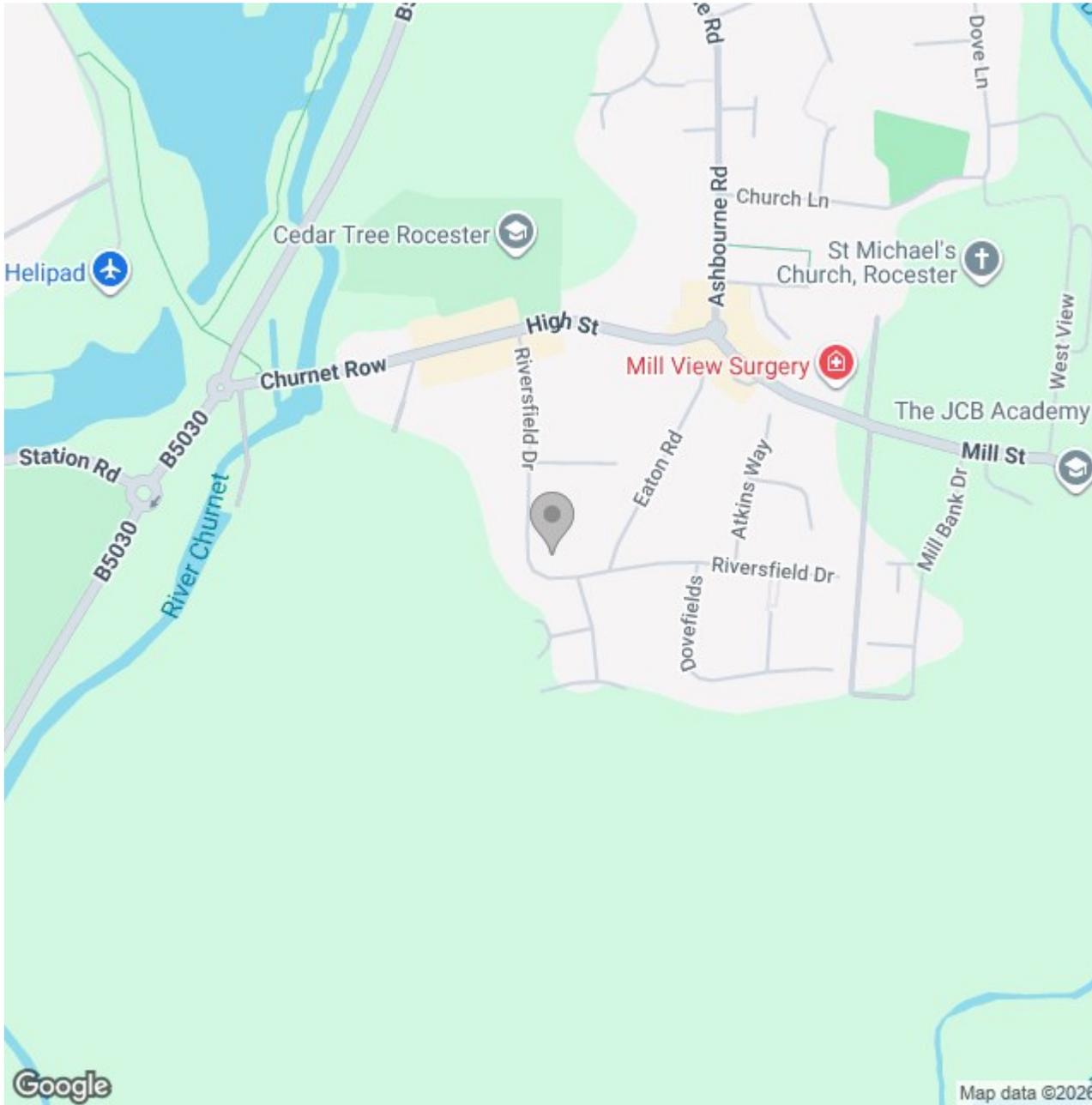
631 ft<sup>2</sup>

(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>	75	80
(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	