29 Bedford Way, Ross-On-Wye, Hereford HR9 7ZS (not yet registered) HR9 7NW
35% Shared Ownership £94,500

Brand new 3 bed end terrace shared ownership home situated at "The Orchards" Hildersley, located within walking distance to Ross-on-Wye town.

The property comprises of lounge, kitchen/diner, WC, 3 bedrooms, bathroom, storage cupboards. The property also benefits from 2 allocated parking spaces, enclosed rear garden, GCH and double glazing.

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Shared ownership information

Shared ownership is a part buy part rent property from Two Rivers Housing.
You purchase a share with the help of a mortgage based on affordability and the minimum share being sold.

Open Market Value: £270,000
50% Shared Ownership: £135,000
Rent: £309.38pcm
Service Charge: £18.94pcm
Estate charge: £16.14pcm
Buildings insurance per month: £8.81pcm

The more you buy the lower your rent will be. Rent is calculated at 2.75% of the unowned share. These costs will increase each year with inflation.

You must have a local connection to Herefordshire and be in housing need

Affordability checks will be carried out prior to viewing

Ground Floor

Entrance Hall

Door leading to lounge, stairs to first floor

Lounge

8'6" x 12'1" (2.6 x 3.7)
Doors leading to kitchen/diner

Kitchen/diner

15'5" x 9'10" (4.7 x 3.0)
Fitted kitchen with range of wall and base units, stainless steel sink with mixer tap, space for washing machine and fridge/freezer. Electric oven with gas hob with hood over. Door to storage cupboard. Window to rear elevation and door to WC and rear garden

WC

4'11" x 5'6" (1.5 x 1.7)
White wash hand basin and low level WC.

First Floor

Bedroom 1

15'1" x 9'10" (4.6 x 3.0)
Two windows to front elevation

Bedroom 2

13'5" x 7'6" (4.1 x 2.3)
Window to rear elevation

Bathroom

White bathroom suite with shower over bath, Low level WC and wash hand basin.

Bedroom 3

7'2" 9'10" (2.2 3.0)
Window to rear elevation

Eligibility Criteria

To be eligible for Shared Ownership you need to:

- be a first-time buyer, an existing shared ownership homeowner, or a former homeowner who can't afford to get a mortgage for 100% of the property
- be over 18 years old
- have an annual household income of less than £80,000 (£90,000 in London).

If you wish to buy one of these properties we need to assess your eligibility for shared ownership. For this we need to see:

- Proof of ID
- Proof of address
- Mortgage in principle
- Proof of deposit
- Full details for each buyer

You will also be required to complete an application form and an affordability calculation.

Artists Impressions

All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home and may include optional upgrades and extras which involve additional cost. Individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture are not included in any sale.

Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan and the Centigen brand.

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.