



40% shared ownership 3 bed semi detached house comprising of Kitchen/ diner, lounge, lobby, downstairs cloakroom with option to convert to a wet room. 3 bedrooms and family bathroom.

Also benefits from rear garden, driveway parking for 2 cars and side access. Situated in a rural village location on the outskirts of the Wye Valley, a mile from Chepstow and 30 minutes by car from Newport.

### Shared Ownership

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 - £330,000  
 40% Shared Ownership - £132,000  
 Rent on remainder 60% - £453.75pcm  
 Service Charge - TBC  
 Building Insurance - £17.22pcm

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 to lounge, stairs to first floor

#### Lounge

11'5" x 14'9" (3.5 x 4.5)

Door to kitchen/diner and under stair storage cupboard

#### Kitchen/diner

11'9" x 15'1" (3.6 x 4.6)

Fitted kitchen with range of wall and base units, stainless steel sink, space for washing machine and fridge/freezer. Electric oven with gas hob with hood over. Window and door to rear elevation, door to lobby.

#### Lobby

Door to rear garden and WC

#### WC

4'10" x 5'9" (1.48 x 1.77)

White wash hand basin and low level WC.

### First Floor

Landing, doors to 3 bedrooms and bathroom

#### Bedroom One

15'5" x 8'10" (4.7 x 2.7)

Fitted wardrobes included, window to front elevation

#### Bedroom Two

14'0" x 7'8" (4.28 x 2.35)

Window to rear elevation

#### Bedroom Three

6'11" x 9'10" (2.13 x 3.01)

Window to rear elevation

### Bathroom

6'10" x 8'4" (2.10 x 2.55)

White wash hand basin and low level WC, bath with shower over. Window to side elevation

### External

Driveway parking for 2 cars, side access, rear garden - Photo's were taken in 2022 when the property was first advertised.

### TRH

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.

### 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 buy now
- 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:

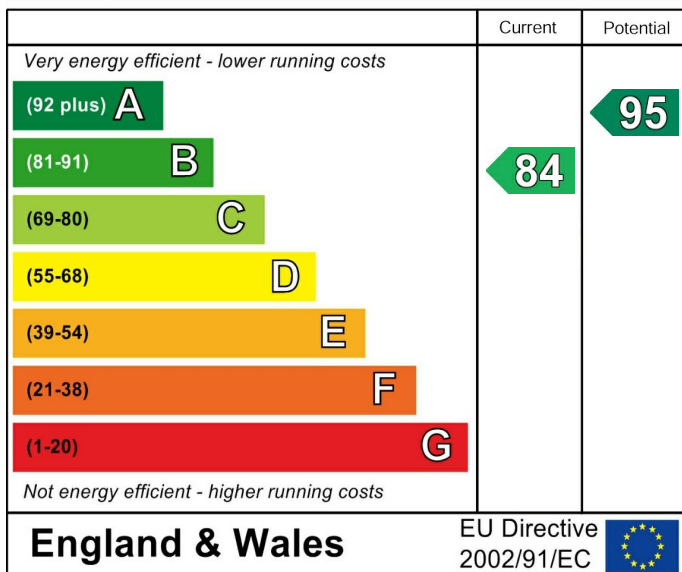
- Proof of ID
- Proof of address
- Mortgage in principle
- Proof of deposit
- Full details for each buyer

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

### 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.

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating

