



Nestled in the charming area of Grange Gardens, Ledbury, this delightful end terrace house offers an excellent opportunity for shared ownership. Built in 2025, this new build property boasts modern design and contemporary living, making it an ideal choice for first-time buyers or those looking to downsize.

The house features a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two comfortable bedrooms, there is ample space for a small family or for those who desire a guest room or home office. The property also includes a stylish bathroom, designed with modern fixtures and fittings to enhance your daily routine.

One of the standout features of this home is the convenient parking available for two vehicles, ensuring that you and your guests will always have a place to park. The surrounding area of Ledbury is known for its picturesque scenery and friendly community, providing a lovely backdrop for your new home.

This property represents a fantastic opportunity to secure a modern living space in a desirable location, all while benefiting from the advantages of shared ownership. Do not miss the chance to make this beautiful house your new home.

## 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.

OMV - £270,000

From a10% Share based on affordability assessment

25% = £275,000

Rent on remaining share - £472.66 pcm (please note the rent element of this payment will increase every April)

Management Fee - £30.60pcm

Buildings Insurance - £17.32pcm

You must successfully register with Two Rivers Housing, have a mortgage in principle and have a local connection to the area.

### How does Shared Ownership work?

If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available.

With Shared Ownership, the price of the property is fixed at the open market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

For legal reasons, while you are only buying a part-share of the property, you will have a leasehold interest. However, you may buy further shares. This is called 'staircasing', and may eventually progress to outright ownership.

## Ground Floor

### Entrance Hall

Door to lounge, stairs to first floor

### Lounge

Window to front elevation, door to kitchen/diner

### Kitchen/Diner

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. Window to rear elevation

### WC

Low level WC and wash hand basin

## First Floor

Landing with doors to 2 bedrooms and bathroom

### Bedroom 1

Window to front elevation and storage cupboard

### Bedroom 2

Window to rear elevation

### Bathroom

White bathroom suite with shower over bath, low level WC and wash hand basin. Window to rear elevation. Storage cupboard.

### External

Allocated parking for 2 cars. Enclosed rear garden with side access

### 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.

### 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.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

