



14 Wheatridge Road Hereford, HR2 7UL
Shared Ownership **£120,000**



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Located 1.5 miles south of the city in the popular residential area of Belmont, with great local amenities that include: Tesco, garage, pharmacy, doctors surgery and bus services. A wider range of amenities can be found in the city centre itself including restaurants, a range of shops, multiplex cinema, primary and secondary schools.

This semi-detached property in a popular residential area is well presented on the outside, tucked away in Belmont with a large garage and off-road parking space.

Stepping through the front door, there is an entrance hall with stairs directly opposite. A recess on the left allows space for coats and shoes etc. without making the space feel cluttered.

Moving through a left-hand door just before the stairs, you enter into the large living room. It has the capacity to accommodate two large sofas, a coffee table, and plenty of wall space to leave room for the TV. The lounge's large window is double glazed and the property is positioned in such a way the room does not feel overlooked.

The kitchen diner space has an open plan layout, with light entering through the glass patio doors. Adjacent to the round four seat table is under stair storage. The kitchen is a good size, with plenty of work top and cupboard storage space.

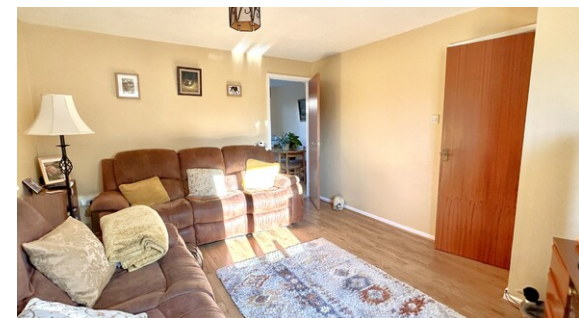
The garden is well maintained, with both patio and green space. The fencing is in good condition and the local houses are positioned so as not to feel overlooked. There is also a wide grass passageway that leads to the front of the property.

The property's upstairs space has a tiled family bathroom at the top of the stairs with a modern shower, toilet, and wash basin with vanity mirror. The property has two large double bedrooms with the master bedroom being the largest and with built in wardrobe storage. The final bedroom is smaller single room that could be used as a bedroom or office space.

Shared Ownership Property available for a 50% share for £120,000 (full market value £240,000)

Total monthly rent and service charge £322.58 payable to Citizen Housing who will act as the landlord for the remaining 50%. Lease is currently being extended by an additional 99 years.

Any buyers will need to be eligible for the Help to Buy Shared Ownership scheme.





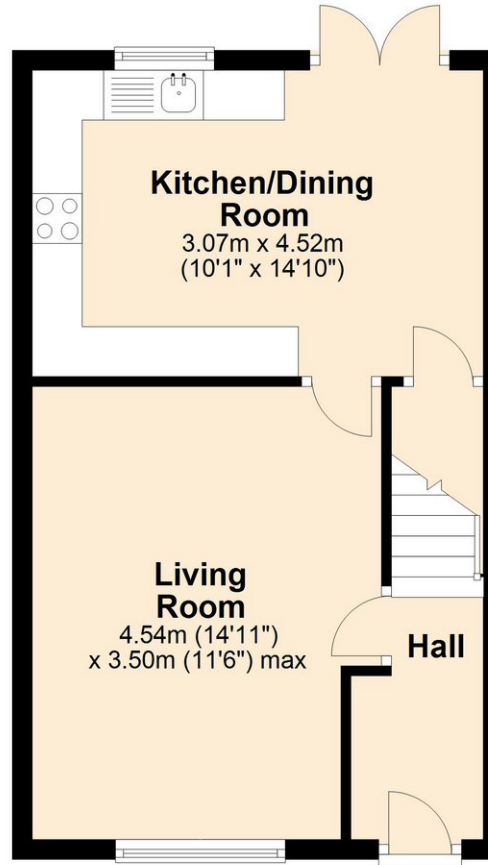


- 50% Shared Ownership Property
- Semi-detached with Three Bedrooms
- Detached Garage and Parking
- Popular Residential Location of Belmont
- Staircasing Available up to 100%
- Lease currently being extended to additional 99 Years

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

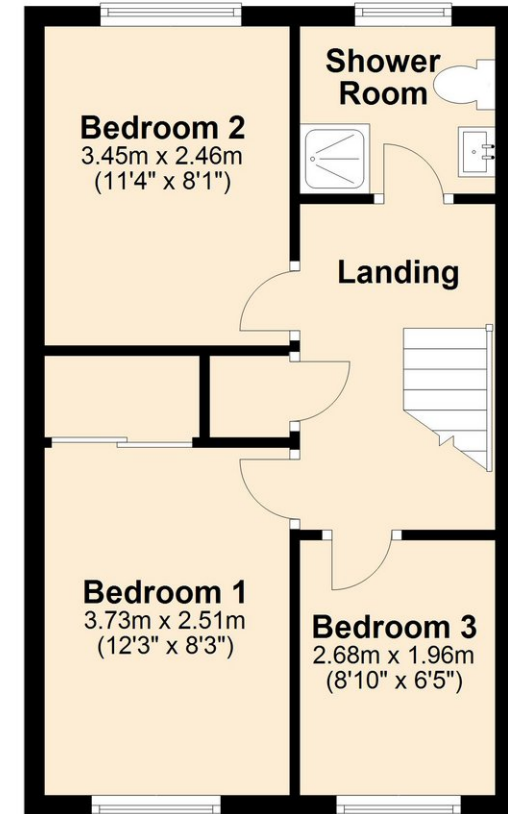
Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.8 sq. feet)



Total area: approx. 71.8 sq. metres (773.1 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

14 Wheatridge Road, Hereford



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