



**JonathanWright**  
estate agents



**5 Jacques Road, Leominster, HR6 0SU. 25% Shared Ownership £37,500**



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Leominster  
HR6 0SU**

**25% Shared Ownership £37,500**

### **PROPERTY FEATURES**

- End Of Terraced House
- 25% SHARED OWNERSHIP
- 2 Good Size Bedrooms
- Lounge
- Fitted Kitchen
- Ground Floor Cloakroom/W.C.
- Wet Room
- Close Parking For A Vehicle
- Enclosed Rear Garden

**To view call 01568 616666**



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An exciting opportunity to purchase a 25% Share of a modern, end of terraced house offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, lounge, kitchen, ground floor cloakroom/W.C, 2 good size bedrooms, wet room and outside parking close by and an enclosed rear garden.

Jacques Road is situated on the southern edge of Leominster town and close by are good schools. Leominster's town centre offers a good range of amenities and the cathedral city of Hereford is situated 13 miles to the south.

Details of 5 Jacques Road Leominster are further described as follows:

A canopy porch with an entrance door opens into a reception hall having laminated flooring and a doorway leading into the lounge. The good size lounge has wooden laminated flooring, a UPVC double glazed window overlooking the rear garden, a door into a useful understairs storage cupboard, plenty of power points and UPVC double glazed French doors leading out to the rear garden.

From the reception hall a door opens into the kitchen having a working surface with an inset stainless steel sink unit and a cupboard with space and plumbing under for a washing machine. The working surfaces continue with base units to include cupboards, drawers, wine rack, shelving and built into the working surface is a 4 ring gas hob with an extractor hood with light over and an electric oven under. The kitchen has a range of matching eye-level cupboards, room for an upright fridge/freezer, wooden laminated flooring and a UPVC double glazed window to front. Situated in the kitchen is a gas boiler heating hot water and radiators as listed.

From the reception hall a door opens into a ground floor cloakroom/W.C. having a low flush W.C, pedestal wash hand basin and a frosted UPVC double glazed window to front.

From the reception hall a staircase rises up to the first floor landing with an inspection hatch to the roof space above, a door into a large storage cupboard with shelving and doors off

to bedrooms and wet room as listed.

Bedroom one has 2 UPVC double glazed windows to front, plenty of power points and a telephone extension point.

Bedroom two is also a generously sized bedroom having a UPVC double glazed window to rear.

From the landing a door opens into a wet room having a shower area with a mains fed shower over, pedestal wash hand basin and a low flush W.C. The wet room has a deep window sill with a frosted UPVC double glazed window to rear, shaver socket and tiling from floor to ceiling height.

#### OUTSIDE.

The property is situated in a cul-de-sac position on the edge of Leominster's town and close by is a parking space for a vehicle. The property is accessed along a pathway having a small slabbed and gravelled garden to front.

#### REAR GARDEN.

The property has a safe and enclosed rear garden being mostly laid to slabs, with a small garden area. The garden is safe and secure with fencing to boundaries, also a pathway to side with a secure gate leading back to the front of the property.

#### SERVICES.

All mains services connected and gas fired central heating via a combination boiler system.

#### AGENTS NOTE.

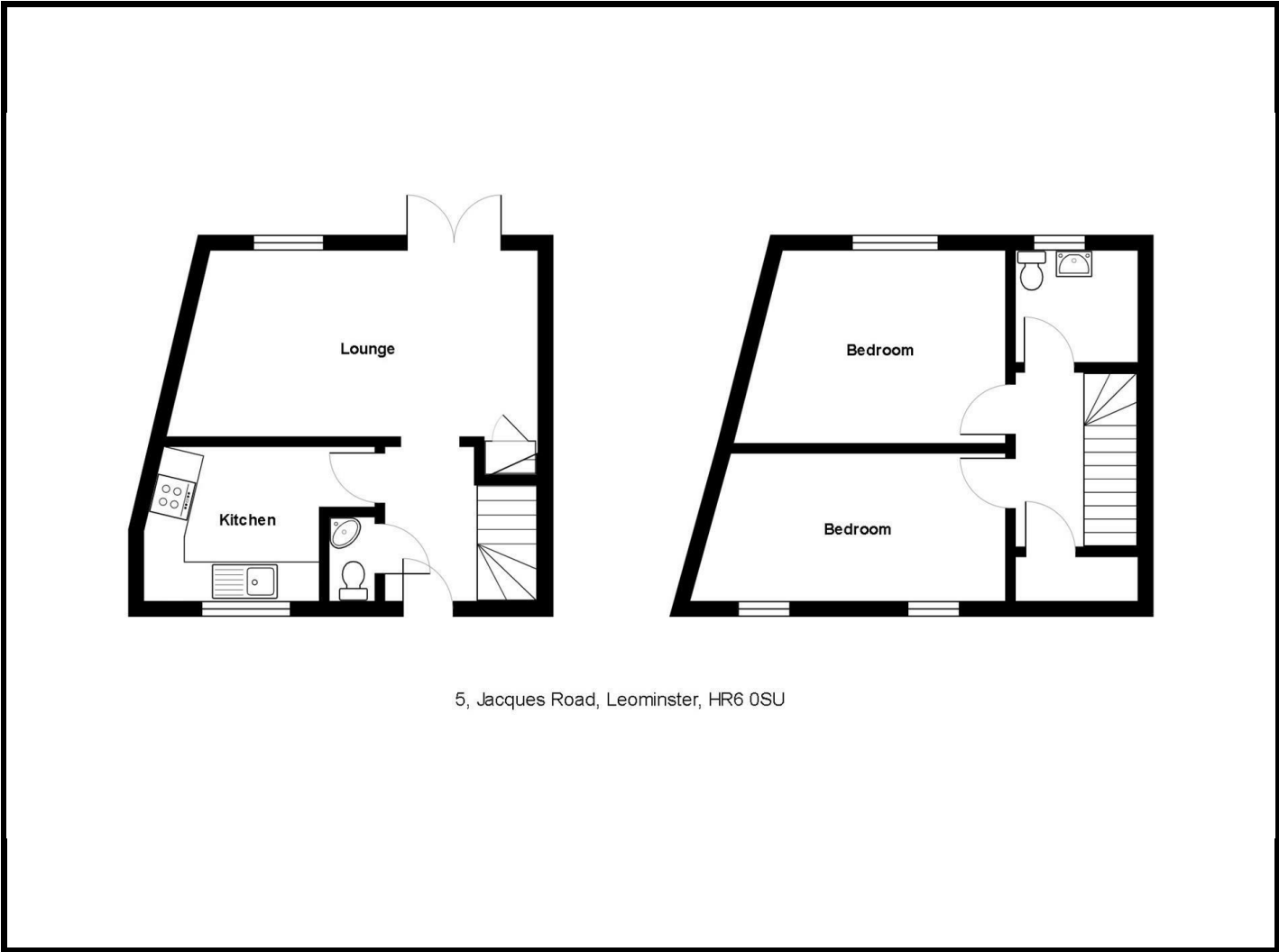
The property is a Shared Ownership Property and a 25% share is being offered for sale at an asking price of £37,500. The remaining share is owned by Stonewater Housing and a Monthly Rent of £440.77 and also a Monthly Service Charge of £16.75 are payable.

The property has a 199 year Lease from 2008 with 182 years remaining.

Shared Ownership conditions apply and the purchasers must have a minimum income of £24,287.00 based on a minimum deposit of £4,375.00.

ROOMS AND SIZES

- Reception Hall
- Lounge 5.61m (max) x 2.79m (18'5" (max) x 9'2")
- Kitchen 3.18m (max) x 2.31m (10'5" (max) x 7'7")
- Ground Floor Cloakroom/W.C.
- Bedroom One 4.78m (max) x 2.24m (15'8" (max) x 7'4")
- Bedroom Two 3.76m (max) x 3.05m (12'4" (max) x 10')
- Wet Room
- Rear Garden

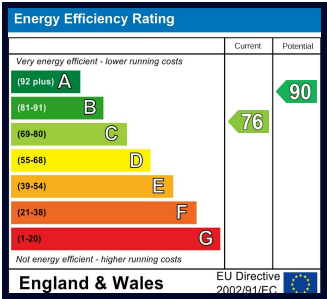


5, Jacques Road, Leominster, HR6 0SU

PROPERTY INFORMATION

Council Tax Band - B

Property Tenure - Leasehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.