



*** Exempt from stamp duty for first time buyers ***

Situated in the popular village of Cockernhoe, just a short walk from the village school, is this rarely available, 32% share of this two double bedroom house, which is offered chain free. The property briefly comprises of entrance hall, ground floor wc, lounge opening to dining room with doors to garden, fitted kitchen with appliances, two double first floor bedrooms, bathroom/wc. The house is double glazed and has gas radiator central heating. Outside there are gardens to front and rear, there is a driveway to the rear and double gates giving access to the rear garden. Chain free sale, keys held for viewings.



Entrance Hall

Part glazed entrance door, radiator, wood effect floor, central heating thermostat, stairs to first floor, doors to:

Ground Floor Wc

Dual flush wc, wash hand basin with mixer tap and complimentary tiled splash back, radiator, extractor fan, wood effect floor.



Lounge/diner

24'9 x 13'2 max (7.54m x 4.01m max)

Double glazed windows to front and rear, door to rear garden, radiators, television and telephone points, under stairs storage cupboard, door to:



Lounge Area



Dining Area



Fitted Kitchen

9' x 8'2 (2.74m x 2.49m)

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset stainless steel gas hob with chimney style extractor hood over and oven under, inset sink/drainers unit with mixer tap, space for fridge/freezer, washing machine and dishwasher, wood effect floor, cupboard housing gas fired boiler, double glazed window to rear.



Galleried Landing

Airing cupboard, doors to:



Bedroom One

17'6 x 9'6 max (5.33m x 2.90m max)

Double glazed window to front, radiator.



Bedroom Two
15'4 x 10'1 max (4.67m x 3.07m max)
Double glazed window to rear, radiator.



Bathroom
White suite comprising of panel enclosed bath with complimentary tiled surround, mixer tap/shower over and glazed screen, pedestal wash hand basin with complimentary tiled splash back, dual flush wc, radiator, double glazed window to rear.



Front Garden
Path to front, lawn area, mature hedge to front.

Rear Garden
Full width patio to immediate rear extending to a good size lawn area, timber shed, path to rear leading to the driveway.



Private Driveway
Block paved and providing private parking, double gates to front.



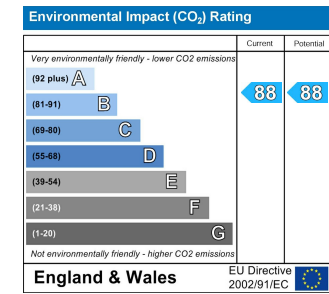
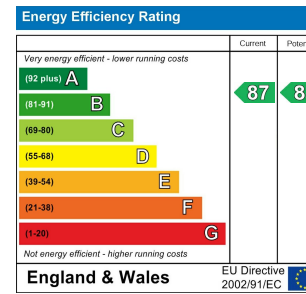
Shared Ownership Information
99 year lease from July 2011

Rent, service charge and annual buildings insurance: £400.28 pcm.

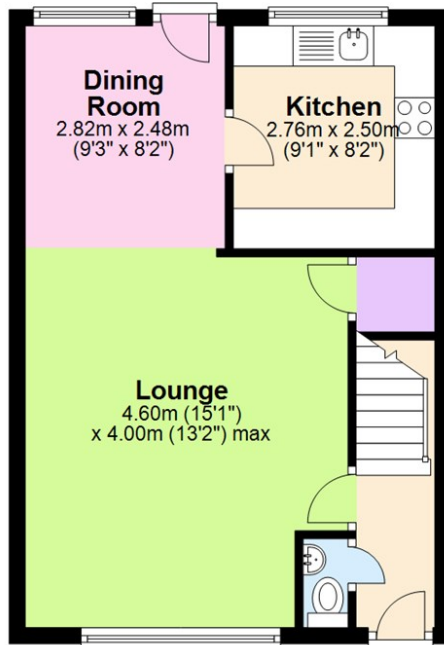
Purchase subject to being registered for the help to buy scheme and approval of the housing association

Please direct all enquiries to Settle Housing on 01462 534369 or sales@settlegroup.org.uk





Ground Floor



First Floor

