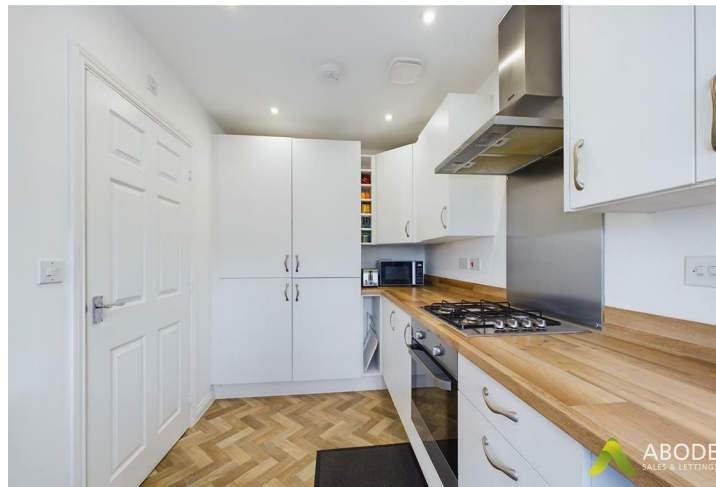






**\*\*360 VIRTUAL TOUR\*\* \*\*45% SHARED OWNERSHIP\*\*** A well presented two bedroom semi detached modern home, situated within a popular location, having good access to a range of local amenities and transport links. The property benefits from having a good sized living room, fully fitted kitchen with integrated appliances, two double bedrooms and off street parking. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Entrance hallway

With central heating radiator, stairs rising to the first floor and doors leading off to:

### Kitchen

With a selection of matching wall and base units, four ring gas hob, one and a half bowl sink with mixer tap and drainer, electric oven, space for washing machine, integrated fridge freezer, central heating radiator and a double glazed window to the front elevation.

### WC/cloaks

With a low level wc, wash hand basin with mixer tap and central heating radiator.

### Living Room

With under stairs storage cupboard, double glazed windows to the side and rear elevation and three central heating radiators.

### First Floor Landing

With airing cupboard, loft hatch and doors leading off to:

### Master Bedroom

With central heating radiator and two double glazed windows to the front elevation.

### Bedroom Two

With central heating radiator and two double glazed windows to the rear elevation.

### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, bath with gravity shower and mixer tap over, tiled splash backs, central heating radiator and a double glazed window to the side elevation.

### Outside

The outside of the property to the front elevation features a laid to lawn garden with a pathway leading to the front entrance door. The side elevation offers a driveway providing parking facility. The rear elevation offers a mainly laid to lawn garden with a patio area.

## Location

This development is situated on Aviation Lane, off Henhurst Hill, less than 3 miles west of Burton Upon Trent. The nearby local area is home to numerous parks, local woodland, meandering



canal ways and nature reserves such as Branston Water Park. The market town of Burton Upon Trent offers a good choice of amenities including high street stores, cafés, restaurants and bars. There is a Sainsbury's, a Tesco and Asda superstore as well as a wide range of independent shops. The nearby A38 provides excellent road links to Derby, Lichfield and beyond. Burton upon Trent railway station is within a 10 minute drive and offers regular services to Derby, Nottingham and Birmingham. East Midlands Airport is only 35 minutes away by car.

Shared Ownership is ideal for first time buyers, or anyone who qualifies, and cannot afford to buy outright to get onto the property ladder. It is great if you have limited savings, as you only need a deposit for the share you buy.

Shared Ownership homes provided through the new Shared Ownership





and Affordable Homes Programme 2021 to 2026 with a 990 year lease.

- Rent £280.33
- Management Charge £25.78
- Buildings Insurance £9.42
- Admin Fee £3.18
- Third Party Charges £4.16
- Service Charge £12.38
- Total Monthly Charge £334.65



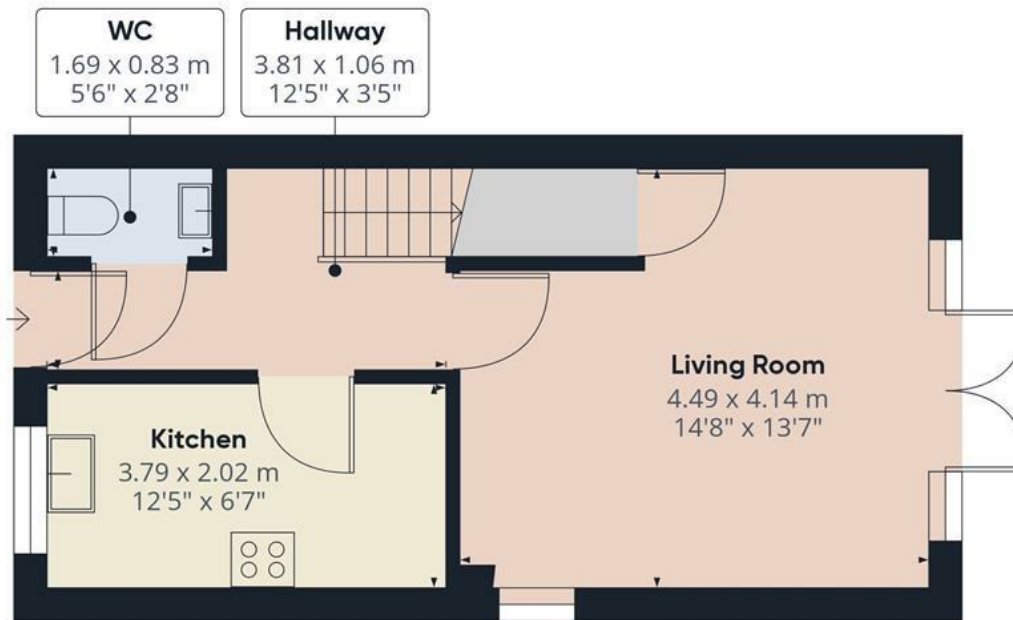




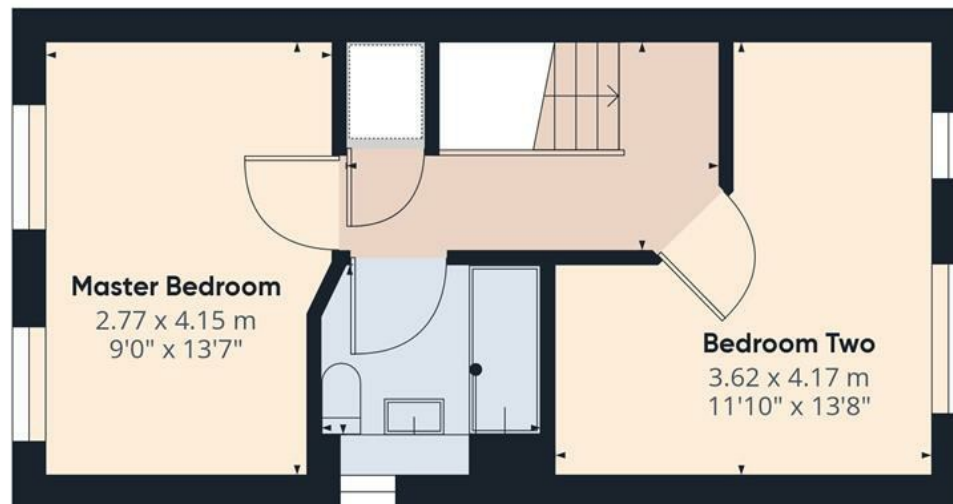








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
66.51 m<sup>2</sup>  
715.92 ft<sup>2</sup>

(1) Excluding balconies and terraces

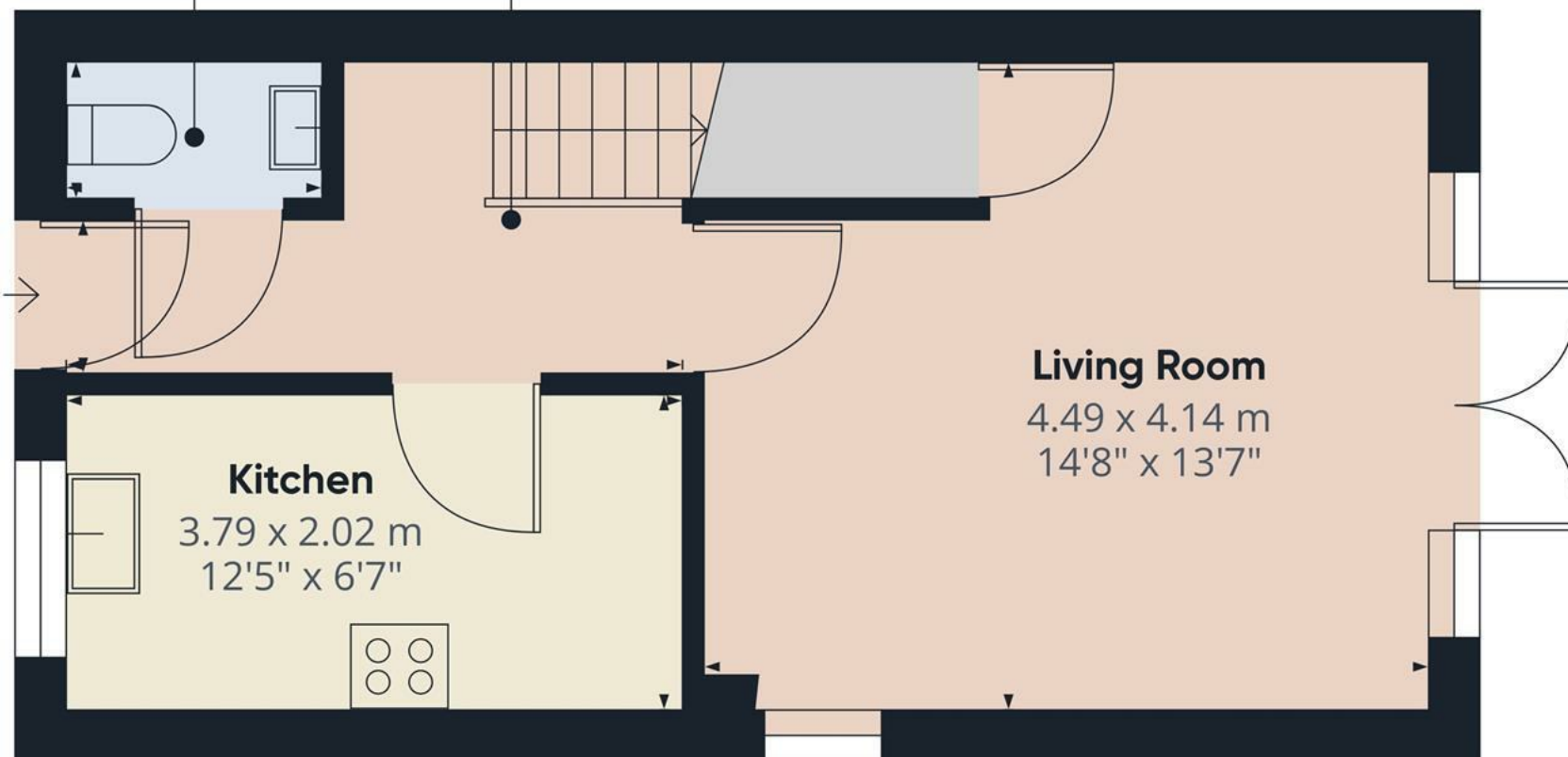
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**WC**  
1.69 x 0.83 m  
5'6" x 2'8"

**Hallway**  
3.81 x 1.06 m  
12'5" x 3'5"



**Living Room**  
4.49 x 4.14 m  
14'8" x 13'7"

**Kitchen**  
3.79 x 2.02 m  
12'5" x 6'7"

**Approximate total area<sup>(1)</sup>**  
34.64 m<sup>2</sup>  
372.9 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

Floor 0



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	