





\*\*\*\* 35% Below Market Value  
ELIGIBILITY CRITERIA APPLIES -  
Section 106 agreement \*\*\*\* This  
is a rare opportunity to  
purchase a modern semi  
detached property in a popular  
location and in immaculate  
condition. In brief the property  
offers a hall with guest  
cloakroom, fitted kitchen and a  
lounge with doors on to the  
garden. Two double bedrooms  
and a bathroom. Side drive and  
an enclosed rear garden with  
patio and shaped lawn with  
further seating area.



## HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

## CLOAKROOM

Low flush wc wash hand basin and a radiator.

## LOUNGE

Upvc double glazed windows and doors on to the garden, storage cupboard and radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Feature panelled wall, storage cupboard, two upvc double glazed windows and a radiator.

## BEDROOM 2

Two upvc double glazed windows and a radiator.

## BATHROOM

Panel enclosed bath with a shower over, Low flush wc, wash hand basin and a radiator.

## OUTSIDE

Side drive for two cars. Side gate access to the enclosed rear garden offering a paved patio area, steps down to a shaped lawn, borders, and a further seating area and garden shed.

## Eligibility Criteria Applies\*

Only those that fulfil the below criteria may be eligible to purchase this home:

You need to have lived in the district for 6 months in the last 12 months, they or a member of their household are employed on a permanent basis or a temporary contract running for a minimum of twelve months within the District (with confirmation



from their employer) they have parents, brothers sisters or adult children living within the District for at least five years (including step-family equivalents); e) they have no local connection but are fleeing violence or threats of violence and have been accepted as priority homeless by the District Council.

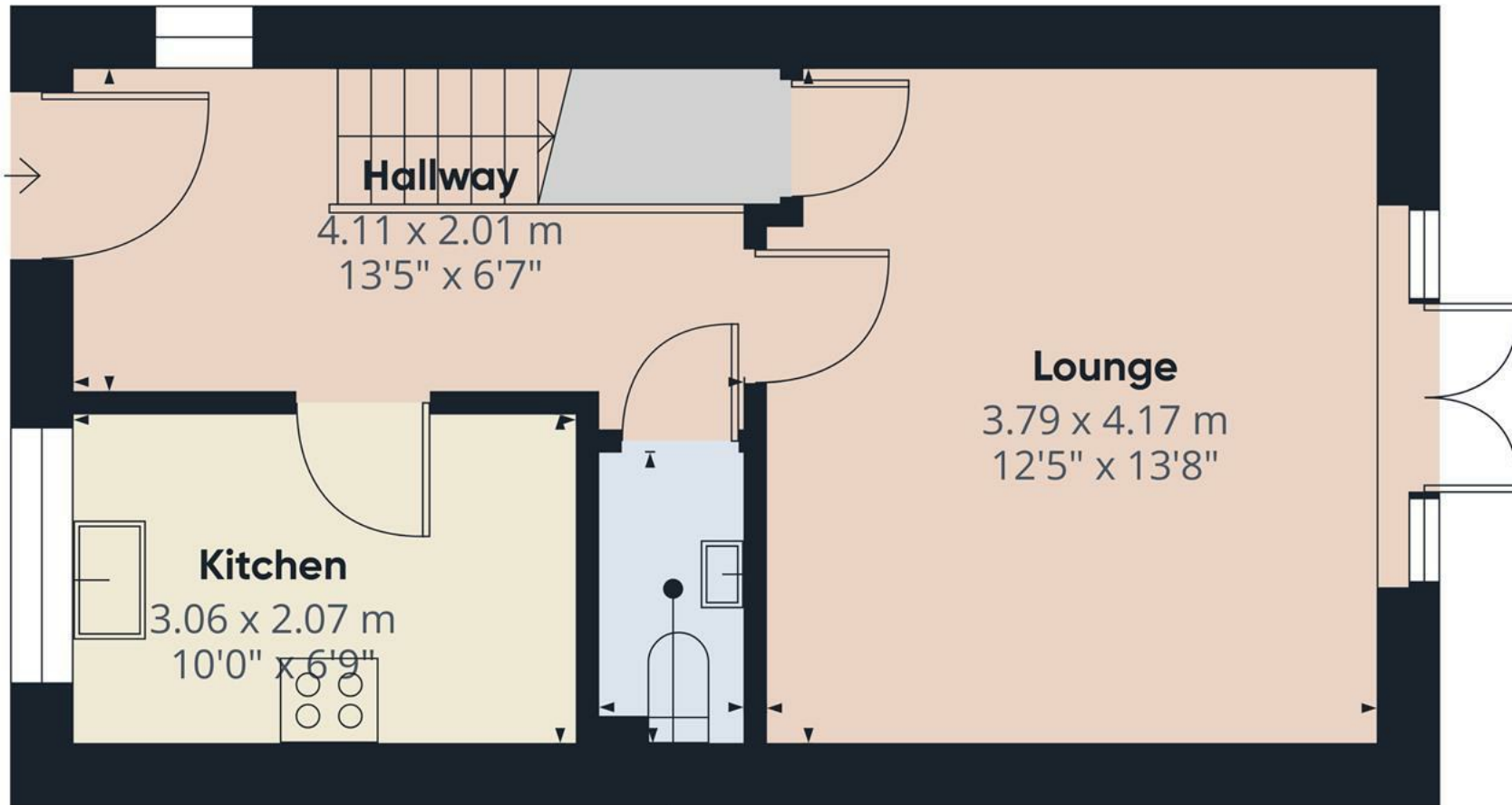
Please request Section 106 if you require further information .











**Hallway**

4.11 x 2.01 m  
13'5" x 6'7"

**Lounge**

3.79 x 4.17 m  
12'5" x 13'8"

**Kitchen**

3.06 x 2.07 m  
10'0" x 6'9"

**WC**

1.01 x 1.88 m  
3'3" x 6'1"

**Approximate total area<sup>(1)</sup>**

33.1 m<sup>2</sup>  
356 ft<sup>2</sup>

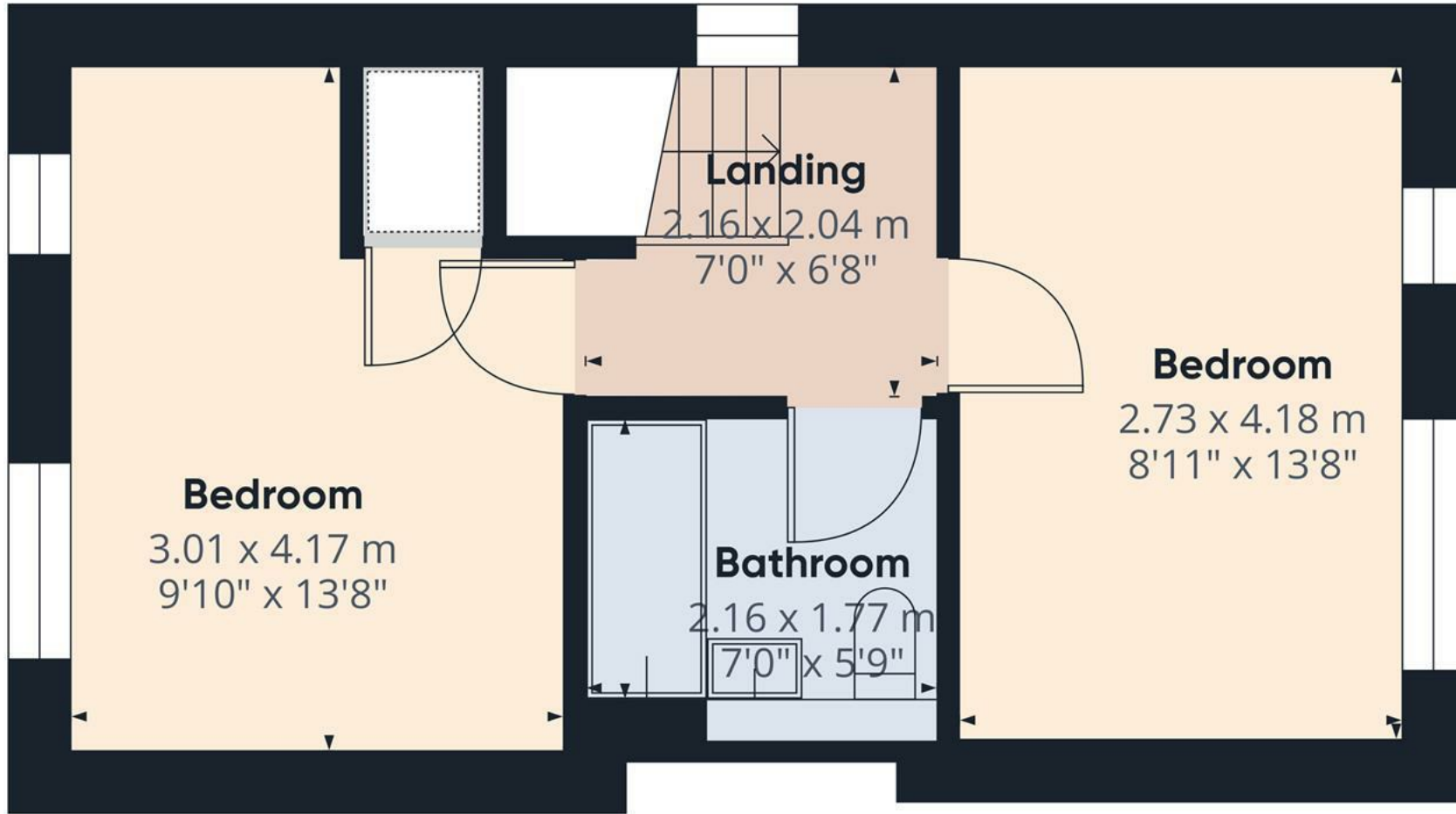
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Floor 0



Approximate total area<sup>(1)</sup>

29.7 m<sup>2</sup>  
320 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

