

**20 Kingsacre Drive  
Burford  
Tenbury Wells  
Worcestershire  
WR15 8FH**

**MARY STONE  
PROPERTIES**



**Fixed Price £151,000 for 70% Share Leasehold- Total  
£215,714**



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### SHARED OWNERSHIP.

Beautifully presented two bedroom semi-detached home located in Burford, Tenbury Wells. This property is still under NHBC certificate until 2030. Having driveway parking for two cars and a rear access gate to the rear gardens with pretty planted borders. The accommodation offers a spacious living room, lovely and light kitchen/diner with a patio door opening to the gardens, utility area and cloakroom. On the first floor there are two double bedrooms and a family bathroom.

Storage is at a premium in this property having a useful understairs built-in cupboard, built-in spacious cupboard on the landing with shelving and two built-in cupboards with shelving in bedroom one.

Mains drainage, mains gas central heating, fully double glazed. Shropshire council tax band B. Share of leasehold. EPC B.

The monthly rent for this property is currently £207.35 and there is 70% share available for purchase at £161,000 (this is a fixed price).

### What is Shared Ownership?

Shared Ownership is a government scheme that offers you the chance to buy a share of a property from a housing association, a non-profit-making body that provides homes.

Because you only own a part of the property, you can buy it with a smaller deposit and mortgage. A smaller mortgage means smaller repayments but you also need to pay:

rent on the share of the property you do not yet own, monthly service charges and ground rent (a total of £207.35 a month).

To be eligible for Shared Ownership you need to: be a first-time buyer, an existing shared ownership homeowner, or a former homeowner who can't afford to buy now. You must not own or be named on any other property.

### Entrance Hall

fitted carpet, radiator and stairs to the first floor

### Living Room 14' 1" x 12' 6" (4.3m x 3.8m)

spacious room having a fitted carpet, radiator, useful understairs cupboard and window to the front elevation

### Kitchen/Diner 12' 2" x 11' 2" (3.7m x 3.4m)

matching range of fitted wall and base units with laminate work tops, integrated appliances include, a fridge/freezer, electric oven, gas hob with a chimney style extractor over, one and a half bowl sink and drainer, radiator and patio

doors open to the rear garden, space for a dining table and chairs

### Utility Area 5' 3" x 4' 3" (1.6m x 1.3m)

space and plumbing for a washing machine and a tumble dryer, radiator

### WC 6' 3" x 4' 3" (1.9m x 1.3m)

white WC with a concealed cistern, wall hung hand wash basin, radiator, tiled flooring, extractor unit, window to the rear elevation

### First Floor Landing

fitted carpet, radiator, walk in cupboard with shelving, access to loft space

### Bedroom One 11' 6" x 12' 6" (3.5m x 3.8m)

double bedroom with a fitted carpet, radiator, built-in wardrobe with double opening doors, built-in cupboard, two windows to the front elevation

### Bedroom Two 15' 5" x 8' 10" (4.7m x 2.68m)

spacious double bedroom with a fitted carpet, radiator and window to the rear elevation

### Bathroom 7' 7" x 6' 7" (2.3m x 2m)

white suite comprised of WC with a concealed cistern, wall hung hand wash basin, bath with a thermostatic shower, chrome towel rail radiator, tiled flooring, extractor unit and window to the rear elevation

### Outside

having two parking spaces to the rear of the property and an access gate to the garden. There is also a side access gate and path leads to the front of the property. The garden is well maintained with panelled fencing, raised flower beds, lawned area and patio area. There is an outside tap and power points.

(1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

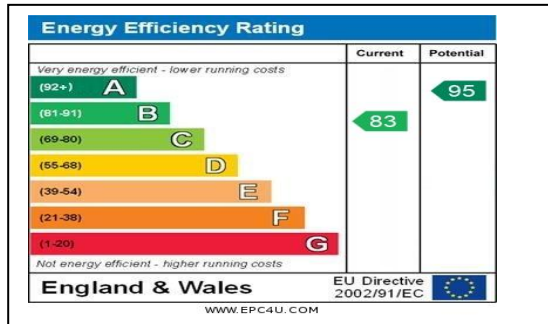
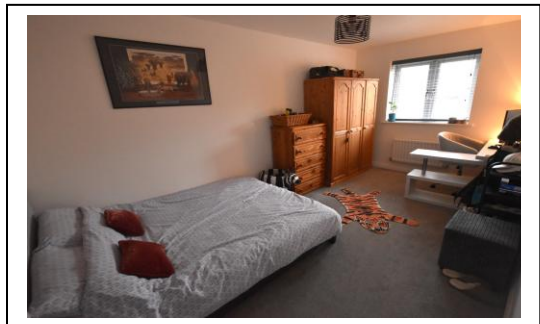
(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

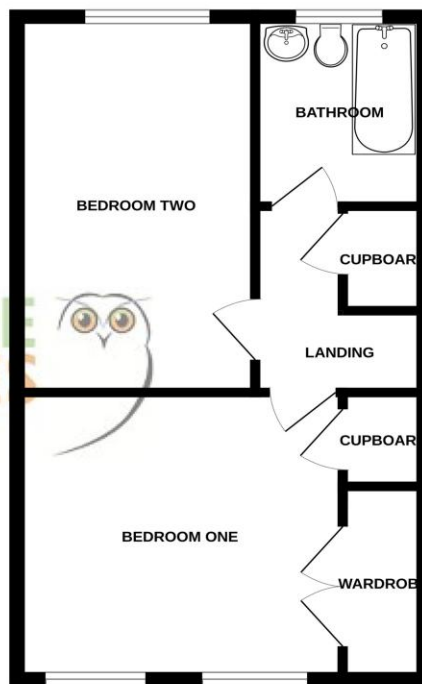
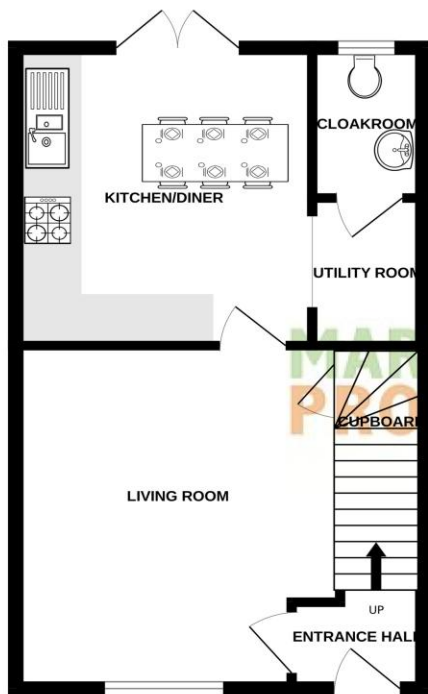
(5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors



GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.

