



5 LINGEN FIELD

SUTTON ST. NICHOLAS, HEREFORD HR1 3FG

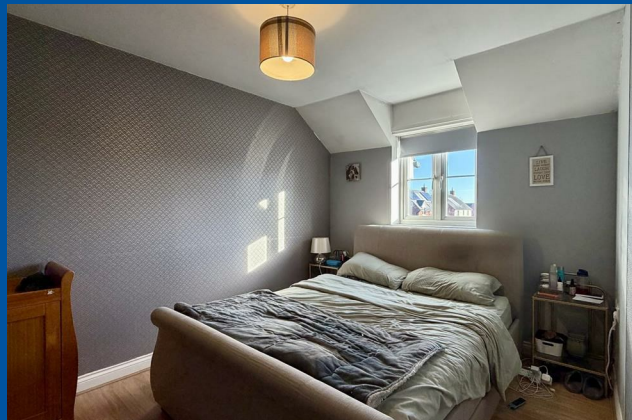
£110,000
LEASEHOLD

Situated in this popular village location North of Herefordshire, a 40% shared ownership three bedroom semi detached house offering an ideal opportunity for a first time buyer to purchase. The property is being sold with no onward chain and has the added benefit of gas central heating, double glazing, two allocated parking spaces & enclosed rear garden. A viewing is highly recommended.



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- 40% shared ownership • Ideal for first time buyers • Three bedroom semi detached home • Popular village location • Off road parking & good sized garden • Sold with no onward chain



Ground floor

With canopy porch and entrance door leading into the

Entrance hall

With wood effect flooring, radiator, ceiling light point, wall mounted fuse box, carpeted stairs leading up, central heating thermostat, space for coat storage and doors leading into

Downstairs W/C

With low flush w/c, wash hand basin with storage under, mirrored cabinet over and part tiled surround, radiator, ceiling light point and double glazed window.

Kitchen/dining room

Fitted with matching wall and base units, ample work surface space overs stainless steel sink and drainer unit, under counter space for a washing machine and dishwasher, four ring gas hob with electric oven below and cooker hood over, freestanding fridge/freezer, double glazed window, radiator, two ceiling light points, ample space for dining.

Living room

With wood effect flooring, radiator, two ceiling light points, large under stair storage cupboard, double glazed window and door out to the rear garden.

First floor landing

With fitted carpet, loft hatch, ceiling light point, airing cupboard housing the gas central heating boiler and doors to

Bedroom one

With wood effect flooring, radiator, ceiling light point, double glazed window and a large open wardrobe.

Bedroom two

With fitted carpet, ceiling light point, double glazed window to the front aspect, radiator and double open wardrobe.

Bedroom three

With wood effect flooring, radiator, ceiling light point, double glazed window and double built in wardrobe with mirrored sliding doors

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over, pedestal wash hand basin, low flush w/c, radiator, double glazed window and part tiled surround.

Outside

To the rear there is a good sized private paved patio area perfect for entertaining with pathway leading to the side access gate to the front and rear access gate leading to the two allocated parking spaces. The remainder of the rear garden is laid to lawn and enclosed by fencing. To the front there is a small courtyard laid to stone enclosed by iron railings.

Directions

From Hereford proceed over Aylestone Hill heading towards Sutton St Nicholas, after passing Legges take the second exit at the roundabout straight over towards

Sutton, continue along this road and proceed into the village passing the pub and proceeding towards the primary school, the property is situated on the right hand side directly before the turning right onto Lingen Field/ Sutton Primary School. To proceed to the parking, turn right and take the first right again where the two allocated spaces are situated in the far corner.

Agents note

Eligibility Criteria - 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
- be over 18 years old
- have an annual household income of less than £80,000 (£90,000 in London).
- Have a connection to Herefordshire

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Tenure & Possession

Leasehold- vacant possession on completion.

Shared ownership - 40%

Full value = £275,000

Lease - 125 years from November 2008.

Rent for the remaining 60% £455.53 which includes the service charge.

Viewing Arrangements

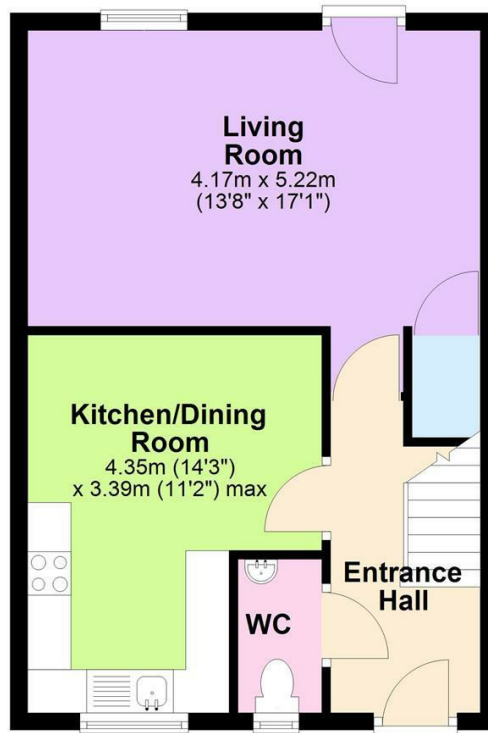
Strictly by appointment through the Agent (01432) 355455.

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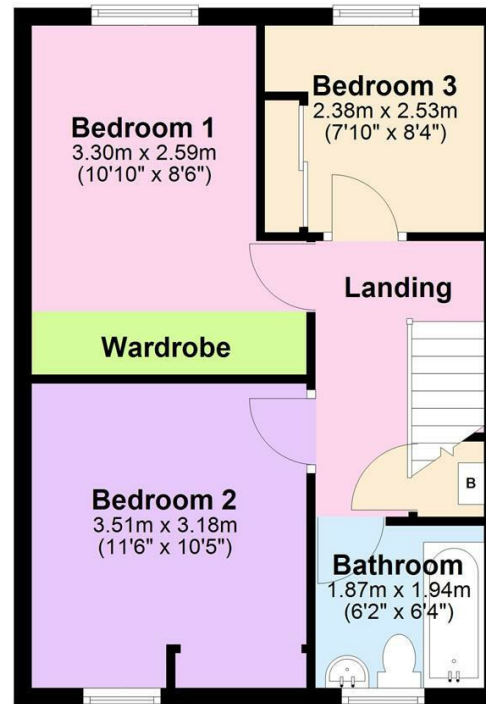
Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



Total area: approx. 80.8 sq. metres (870.1 sq. feet)

EPC Rating: C **Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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