



Wordsworth Road, PL2 2JE

Available from £85,050

3 Bedroom Shared Ownership Home

Make the dream of home ownership a reality with shared ownership

3 bedrooms

Gas central heating

2 parking spaces

Council Tax Band B

How much does it cost?

Full market value £243,000

Share 35%

Share price £85,050

Rent charge £354.07 p/m

Service charge £24.13 p/m*

Rent charge and service charges as of April 2024.

*estimated charges

The accommodation comprises....

Ground floor

Entrance hallway

Enter the front door into the small lobby that leads you to the door to the living room and stairs to the first floor. Access to cupboard under stairs.

Living room

4.98m x 3.58m

Double glazed window to the front. TV aerial point and telephone point.

Kitchen/ Diner

3.55m x 3.72m

Fitted with a range of base and eye level units, with integrated oven, hob and extractor fan. Stainless steel sink and drainer with mixer tap, space for fridge/freezer and washer/dryer. TV aerial point. Window to rear of property and large PVCu doors leading to the back garden.

WC

2.10m x 0.98m

White suite comprising wash hand basin and WC.

First Floor

Landing

Landing that leads to three bedrooms and family bathroom.

Bedroom 1

4.54m x 2.41m

Master bedroom with a double glazed window to the front of the property. TV Aerial point.





Bedroom 2

4.64m x 2.77m

Good size bedroom with one double glazed window to the rear of the property. TV Aerial point.

Bedroom 3

3.45m x 2.16m

Single bedroom with a double glazed window to the front of the property.

Bathroom

2.11m x 1.93m

White suite comprising bath, with partial tiles around the bath, electric shower and shower screen, wash hand basin and WC.



Outside

Front

Parking area for two vehicles.

Rear

Well presented low maintenance garden laid to lawn with a tiered decking area perfect for the warmer months.

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Lease details

The term of the lease for this property is 125 years from 11th January 2019

Builder Warranty

NHBC warranty expires 13th June 2030.

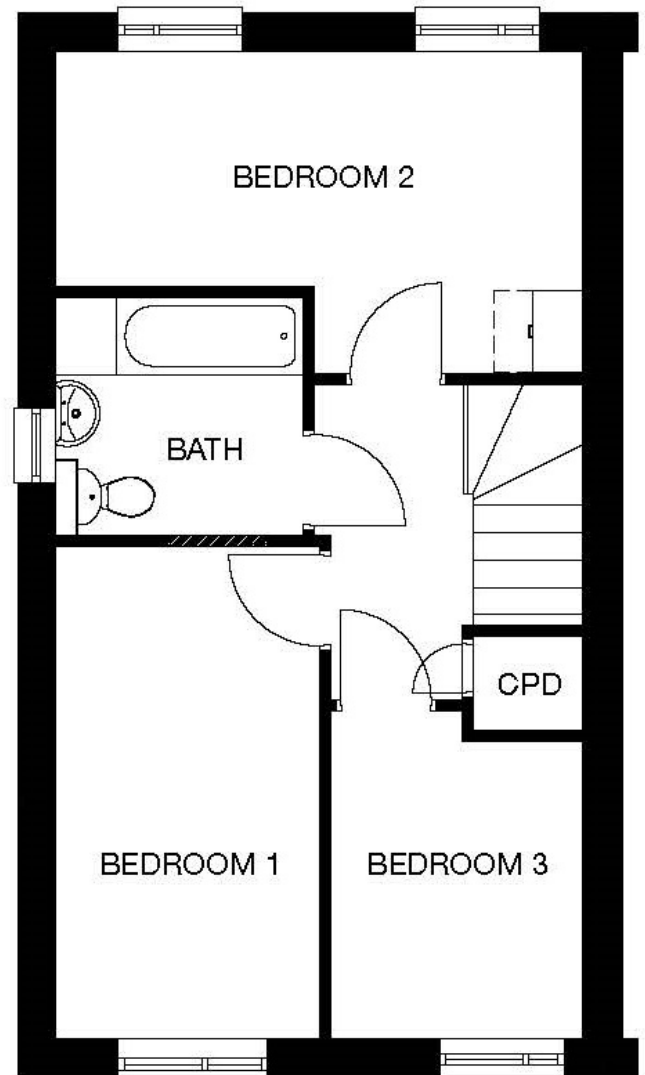
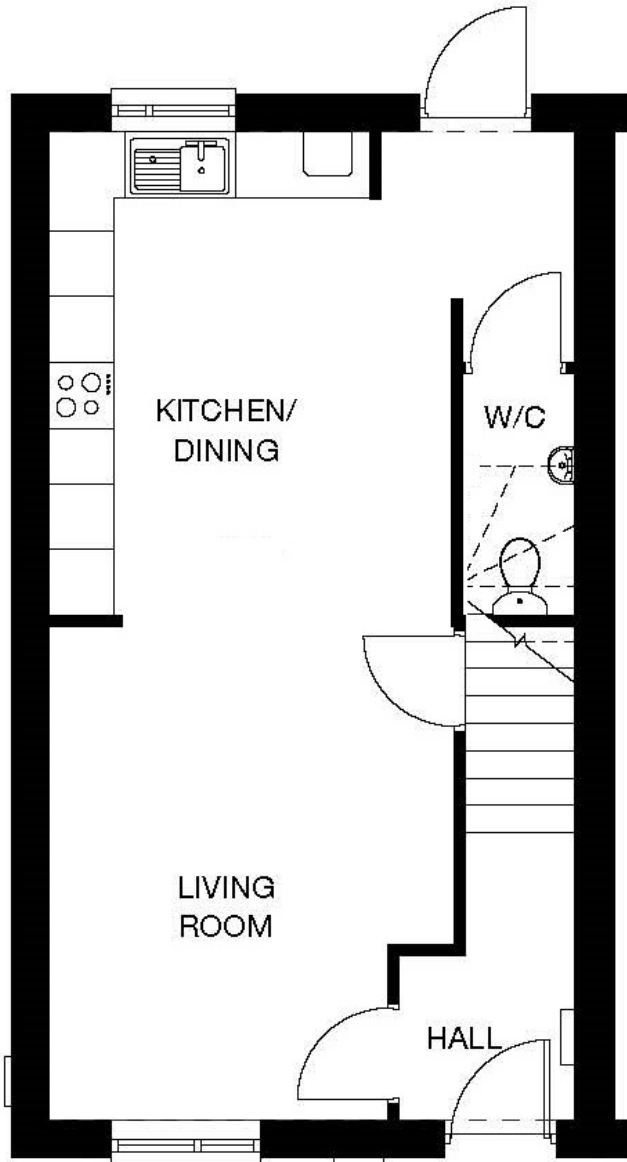


Energy Efficiency Rating



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan



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