

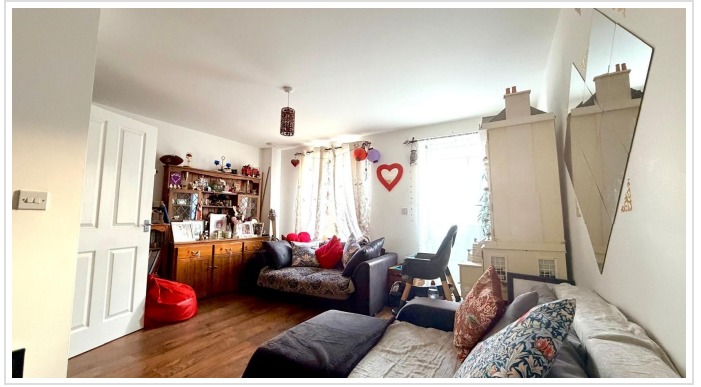


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2 Bed Semi-Detached In Talavera Road Farrington Parade, Norton, WR5 2SB

£61,250





SHORT DESCRIPTION

Property Ref: 15953 We are delighted to present this well-proportioned two-bedroom semi-detached home, ideally located on Talavera Road, Farrington Parade, Norton, WR5, offering a perfect blend of modern living within a charming semi-rural setting. This attractive property boasts a welcoming entrance hallway leading into a bright and spacious living area, designed to provide comfort and versatility for everyday living. The home features well-laid-out accommodation throughout, with good-sized rooms that create a light and airy atmosphere. On the first floor, the property offers two generously sized bedrooms, both providing ample space for furnishings and storage, along with a well-appointed family bathroom. The landing area enhances the sense of space and flow throughout the home. Externally, the property continues to impress with a private rear garden, ideal for relaxing or entertaining, while enjoying delightful rear views towards the Malvern Hills. To the front, a driveway provides off-road parking for up to two vehicles, adding to the practicality of this home. Further benefits include gas central heating and a desirable location close to a range of local amenities, ensuring convenience for day-to-day needs. The property is also well positioned for excellent transport links, with easy access to both road and rail networks, making it ideal for commuters. This is a fantastic opportunity to acquire a modern, well-located home in a peaceful yet well-connected area, perfect for first-time buyers, small families, or investors alike. Property Type: Semi-detached Full selling price: £245000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £61250.00 Monthly rent based on 25% share:£425.21 Remaining lease (In Year): 113 Yearly Ground Rent Cost: £457.81 Yearly Management Cost: £4694.40 Council tax band: B EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied



Bed Room(s)



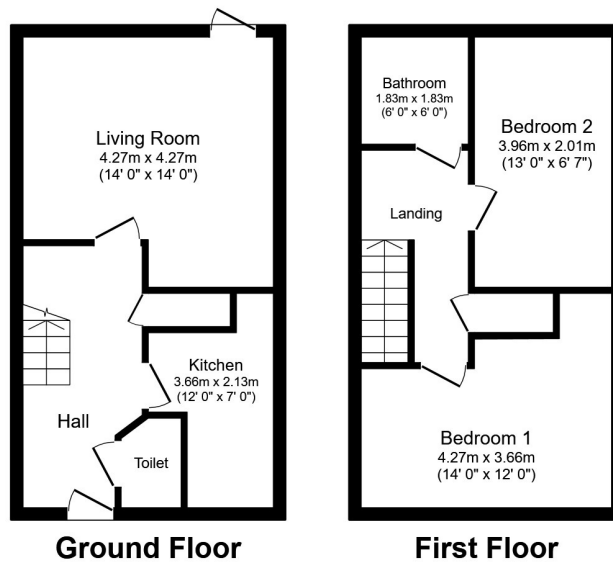
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 68.5 sq.m. (737 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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