



30, Claybush Hill Meadow

Ashwell, Baldock,
Hertfordshire, SG7 5FJ

Leasehold - Shared Ownership £232,500

country
properties

A beautifully presented, light, spacious and modern 3 bedroom semi detached home in a sought after development on the outskirts of Ashwell. Located in Claybush Hill Meadow, Ashwell and constructed in 2020 this surprisingly spacious home offers 3 double bedrooms and family bathroom on the first floor, lounge, cloakroom and large kitchen diner on the ground floor with a westerly facing rear garden measuring approx. 30ft x 30ft and off road parking for 2 cars with EV charging point to the side. The property is being offered to the market on a 50% shared ownership basis although a higher share may be available subject to agreement from the sellers. A fantastic, very low maintenance home that would suit a growing family and must be viewed in person to be fully appreciated!

- Beautifully presented throughout
- 3 Double bedrooms
- Large westerly facing rear garden
- 2 Car driveway with EV charging point
- Sought after modern development
- 50% Share with remaining 50% held by Hightown Housing Association (potential for a higher share to be purchased)
- Council Tax Band D
- EPC Rating B

Accommodation

Entrance Hallway

Radiator, stairs rising to first floor, door to lounge.

Lounge

14' 8" x 11' 5" (4.47m x 3.48m)

Radiator, window to the front aspect, door to:

Kitchen/Diner

15' 4" max x 14' 7" (4.67m x 4.45m)

Window to the rear aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer. Integral oven/grill with gas hob over and extractor hood, dishwasher, washing machine, fridge/freezer, airing cupboard, under stairs storage cupboard, external door to rear garden, door to cloakroom.

Cloakroom

Radiator, WC, wash hand basin.

First Floor

Landing

Radiator, loft hatch, two storage cupboards, doors to:

Bedroom One

9' 0" x 14' 8" (2.74m x 4.47m)

Window to the rear aspect, radiator.

Bedroom Two

13' 8" x 7' 4" (4.17m x 2.24m)

Window to the front aspect, radiator.



Bedroom Three

9' 4" x 7' 0" (2.84m x 2.13m)

Window to the front aspect, radiator.

Family Bathroom

Window to the side aspect, heated towel rail, wash hand basin, WC, bath with shower over and screen.

External

Front

Lawned frontage with beds and borders leading to 2 car driveway to side with EV charging point, gated access to rear at side.

Rear

Small patio seating area onto large rear garden laid to lawn measuring approx. 30ft x 30ft, timber storage shed, gated access to front.

Agent's Notes

Lease details & Shared Ownership information

Lease term: 125 years from and including 9 December 2021. (122 years remaining)

Service Charge: £60 PM

Rent on remaining 50% share: £726.43pcm

Remaining 50% share held by Hightown Housing Association – application forms available on request from Country Properties

A share in excess of 50% may be available for purchase subject to sellers agreement

Ashwell

Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned bakers, butcher, village store, chemist, dental surgery, doctors surgery and three popular public houses. The village primary school is also highly regarded with connections to local secondary schools. The railway station serving Ashwell and The Mordens is about 1.5 miles from the village centre with services to London Kings Cross and Cambridge.

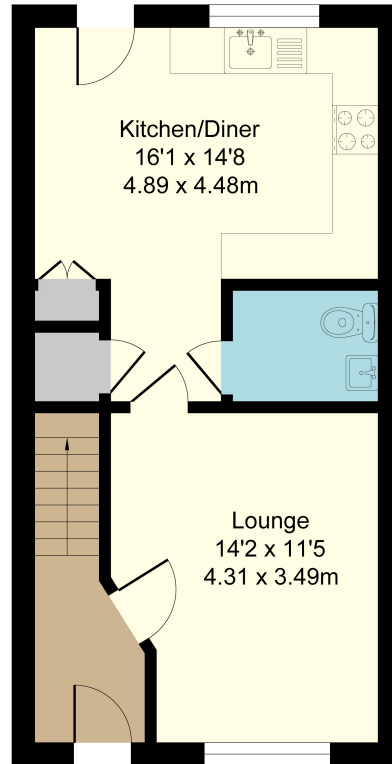




30 Claybush Hill Meadow, Ashwell

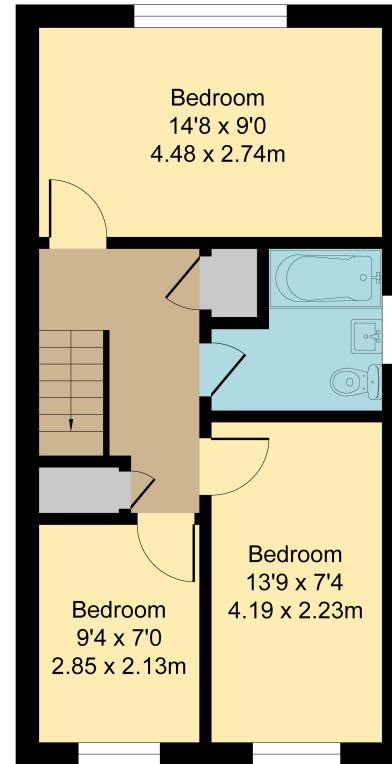
Ground Floor

Area: 41.66 m² ... 448 ft²



First Floor

Area: 41.66 m² ... 448 ft²



Total Area: 83.32 m² ... 896 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

country
properties