STONEWATER

CHOLSTREY ROAD

Leominster, Herefordshire HR6 8FS

2 bedroom home with private garden and off road parking

AVAILABLE TO RESERVE OFF PLAN

P7888

CHOLSTREY ROAD

Leominster, Herefordshire HR6 8FS

Stonewater is proud to present a collection of **two and three bedroom semi-detached houses for shared ownership** on the outskirts of Leominster. Located on Cholstrey Road, to the west of the town, these new homes benefit from being close to both Leominster's amenities as well as the glorious open countryside of the Marches.

All of the properties benefit from allocated off-road parking and are fitted with PV solar panels which can help to reduce carbon emissions as well as reduce utility bills. The two bedroom homes have a spacious living/dining room at the back which looks out on to a private rear garden, a separate kitchen and a useful cloakroom with WC and hand basin on the ground floor. Upstairs are two good-sized double bedrooms and a contemporary style family bathroom.

Occupying a larger footprint, the three bedroom properties also have a spacious living/dining room, a separate kitchen and a cloakroom on the ground floor, whilst upstairs are a family bathroom, two double bedrooms and a single bedroom which could easily serve as a home office.

The development is within convenient walking distance of Leominster town centre, and the wide range of independent shops, cafes, restaurants and pubs the town has to offer. Everyday food shopping is made easy by the proximity of a large Morrisons supermarket less than a mile away.

Leominster is also a popular market town, with several regular markets including the Leominster Charter Market, which takes place every Friday in the town's Corn Square. Corn Square is also the venue for a monthly farmers' market, held on the morning of the second Saturday each month. And finally, Leominster celebrates its Annual Food Fayre on the first Saturday in September.

Schools in the area include a number in outlying villages such as Kingsland, Luston and Stoke Prior; closer to home is Leominster Primary School for pupils aged three to 11-years-old and rated 'Good' by Ofsted, and Earl Mortimer College and Sixth Form Centre for pupils aged 11 to 16-years-old and also rated by Ofsted as 'Good'.

Sports enthusiasts are well catered for by Leominster Leisure Centre, a complex which houses a gym, two swimming pools as well as squash, badminton and tennis courts. Gentler outdoor pursuits such as walking, with or without a canine companion, or simply taking in the nature are available at Queenswood Arboretum and Country Park, a few miles outside of the town. This 120-acre area of ancient wooded landscape has at its heart a 47-acre arboretum, which is decorated with spectacular cherry and magnolia blossom in Spring, and flaming red, orange and yellow maple and oak foliage during the Autumn, and is one of the Marches' more popular seasonal attractions.

Leominster is well served by a number of local bus routes as well as its own railway station to the east of the town. Located on the Welsh Marches Line, regular direct rail services operate from the station to Hereford (15 minutes travel time), Cardiff Central and Manchester Piccadilly (one hour and 17 minutes, and two hours travel time respectively). For travel further afield, Birmingham International Airport serves destinations throughout Europe and is just over 45 miles away by car.

TRAVEL DISTANCES

- Morrisons Supermarket 0.7 miles
- Corn Square, Leominster 1.5 miles
- Earl Mortimer College 1.7 miles
- Leominster Primary School 1.8 miles
- Leominster Railway Station 1.8 miles
- Queenswood Arboretum & Country Park 6.4 miles
- Birmingham International Airport 45.2 miles

SITE PLAN

N

Marcher Way
33
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
34
35
36

PLOT 33

23 Marcher Way, Leominster, Herefordshire HR6 8FS

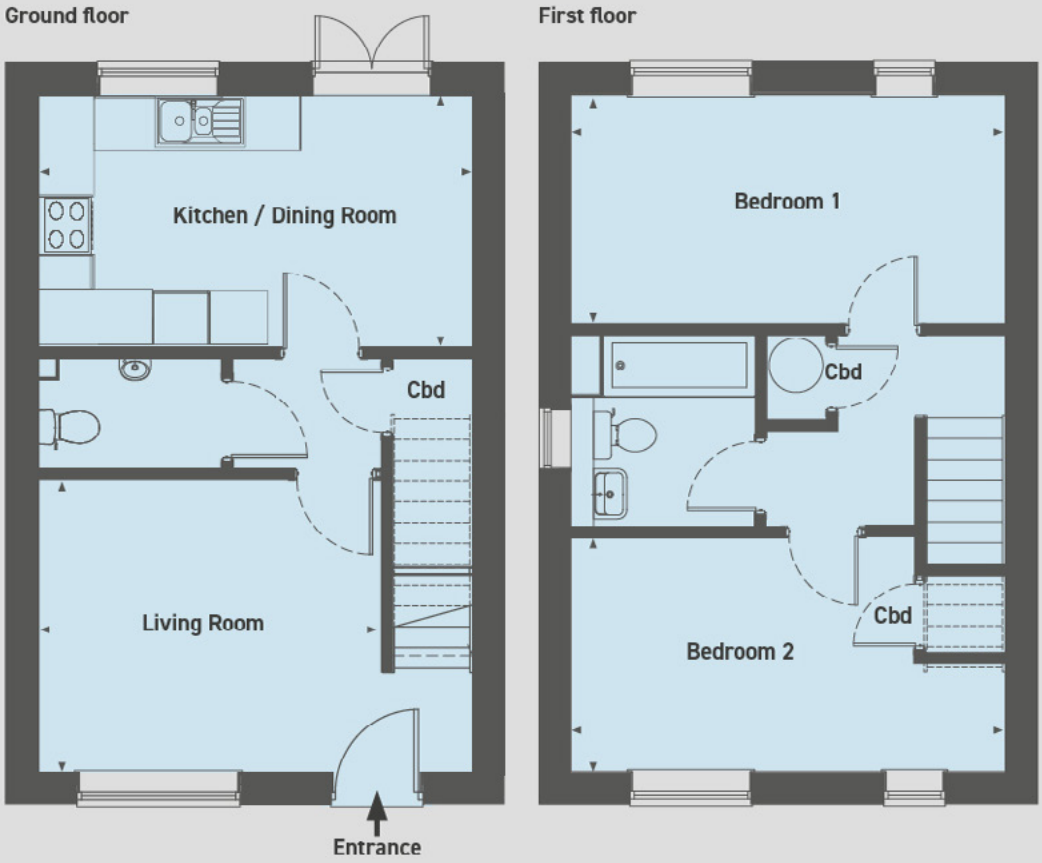
Please note that computer generated images are representative of the house type and not necessarily the specified plot as some details and materials may vary.

2 bedroom semi-detached house

Driveway parking for 2 cars
Turfed rear garden
Downstairs WC

£96,000 for a 40% share

Open Market Value: **£240,000**
Monthly Rent: **£330.00**
Service Charge: **£64.26**



Ground floor

Kitchen / Dining Room
4.86m x 2.84m (15'9" x 9'3")

Living Room
3.85m x 3.29m (12'6" x 10'7")

First floor

Bedroom 1
4.86m x 2.59m (15'9" x 8'4")

Bedroom 2
4.86m x 2.65m (15'9" x 8'6")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary. Plans may contain elements which are not present upon the final completion of the property.
All room dimensions are approximate and are for general guidance only.

Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk. Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

We are committed to making our information accessible to everyone. If you need this document or any information on our website in an alternative format, such as large print, Braille, audio, Easy Read, British Sign Language (BSL), or another language, please contact us. We will be able to provide the information in a format that meets your needs.

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans, computer generated images and photos may contain elements which are not present upon the final completion of the property.

STONEWATER