



## 14 Ash Hurst

Goring, Reading, RG8 0DQ

**Guide price £294,000**



Shared ownership... A very well presented, modern 2 bedroom Terrace House with large attic situated in sought after Goring on Thames.



## Description

### DESCRIPTION

A very well presented, modern 2 bedroom Terrace House with large attic situated in sought after Goring on Thames.

Situated in the picturesque village of Goring on Thames, this modern terraced house benefits from being situated in a quiet cul de sac location, driveway parking to front.

Front door opens in to the good sized living room with bay window and stairs, off the living room leads to the cloakroom, storage cupboard and kitchen / dining room with built in fridge freezer, dish washer, washing machine along with gas hob and electric oven.

Upstairs to landing with tunnel light, bringing natural light, Double bedroom to the front of the property with built in wardrobes Double bedroom to the rear of the property with built in wardrobes Family bathroom with shower, separate bath, WC and basin as well as tunnel light

Attic partially boarded, with ladder. There is scope to explore loft conversion, subject to planning permissions.

Outside to

Rear garden with patio terrace

Shed, external power and tap

Driveway

Visitor parking

Service charge approx. £550 per annum

Goring on Thames is a popular village with local independent shops, cafes and bars and picturesque River Thames lock and is located within easy access to the M4, M40 and A34, and has a mainline train station to London Paddington, Reading and Oxford

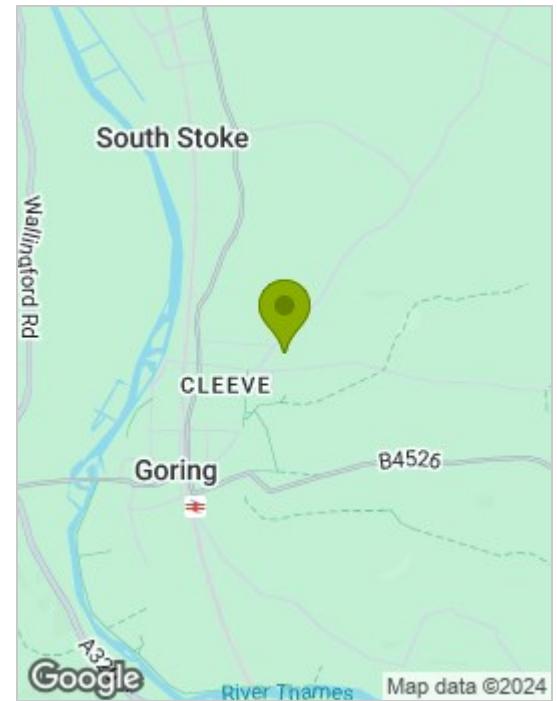
### Shared equity

The property is offered on a shared equity basis with Merlion Homes. (Note: Merlion will have a 38% equity charge with any new owner. This is a second, interest free charge on the property which would be in addition to any buyer's mortgage lender).

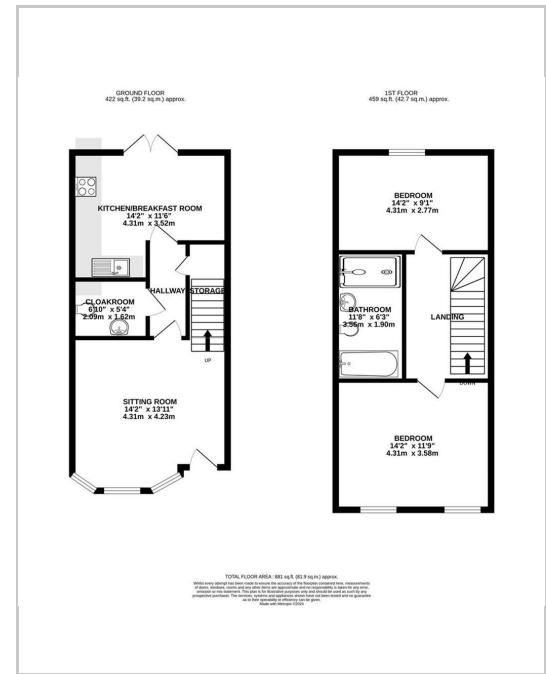
The Share to Buy criteria are as follows:

- You must be at least 18 years old.
- Outside of London your annual household income must be less than £80,000.
- In London, your annual household income must be less than £90,000.
- You cannot own another home. Shared Ownership purchasers are often first-time buyers but if you do already own another property (either in the UK or abroad), you must be in the process of selling it.
- You should not be able to afford to buy a home suitable for your housing needs on the open market.
- You must show you are not in mortgage or rent arrears.
- You must be able to demonstrate that you have a good credit history (no bad debts or County Court Judgements) and can afford the regular payments and costs involved in buying a home during your Shared Ownership credit check.
- Preference is given to applicants that already live or work in the area.

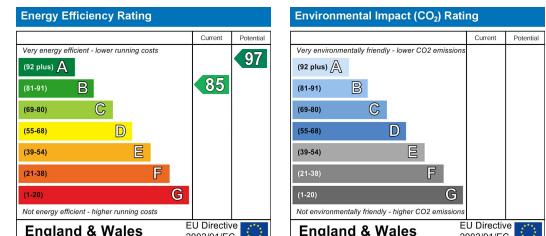
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.