



*** OPTION TO PURCHASE AT 100% AT £135,000 ***

*** 48% sale would be at £64,800 ***

SMITH AND FRIENDS are delighted to offer for sale this well presented SHARED OWNERSHIP leasehold three bedroom end of terrace home offered with NO CHAIN INVOLVED. This is a rare opportunity especially for first time buyers who are wanting to get on the property ladder. The spacious living accommodation briefly comprises; entrance hall with stairs to the first floor, downstairs cloaks/WC, good size lounge with French doors to the rear garden and a modern fitted kitchen (American fridge/freezer can be negotiated in the price). To the first floor landing are three bedrooms, the master bedroom has the benefit of an en-suite shower room and a master bathroom fitted with a three piece suite. Externally to the rear of the property a fantastic low maintenance garden which has a decked seating area and astro-turf. There is also gated access and a designated parking space leading to a single garage behind the property.

109 YEAR LEASE LEFT

NO RENT TO PAY ON THE REMAINING 52% owned by Thirteen Group.
Management Fee of £14.00 PCM and Building Insurance of £6.17 PCM.
CRIETIA MUST BE MET PLEASE SEE BELOW LINK FOR FURTHER DETAILS -
<https://www.thirteengroup.co.uk/page/shared-ownership>

Rousham Gardens, Middlesbrough, TS5 4GJ

3 Bedroom - House - End Link Terrace

£64,800

EPC Rating: C

Tenure: Leasehold

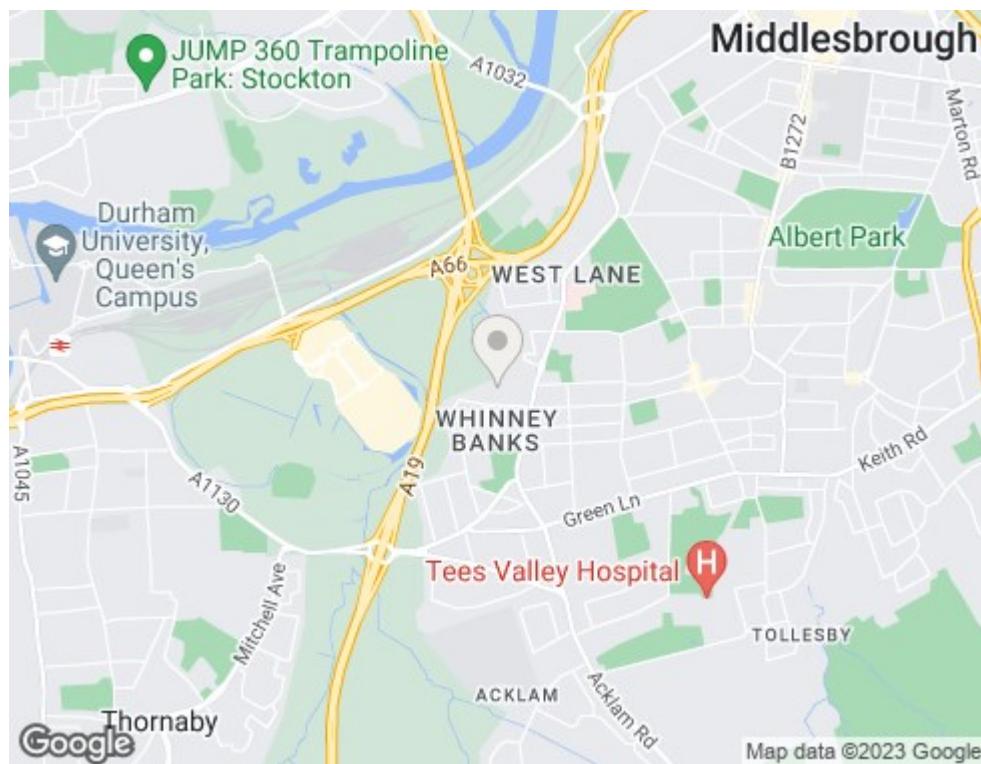
Council Tax Band: B

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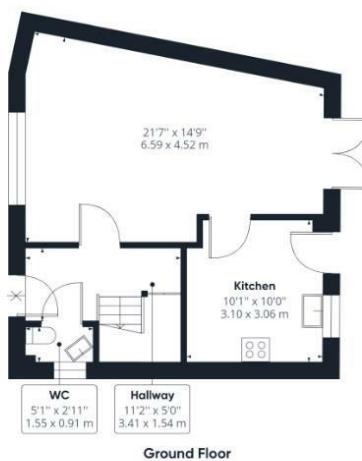
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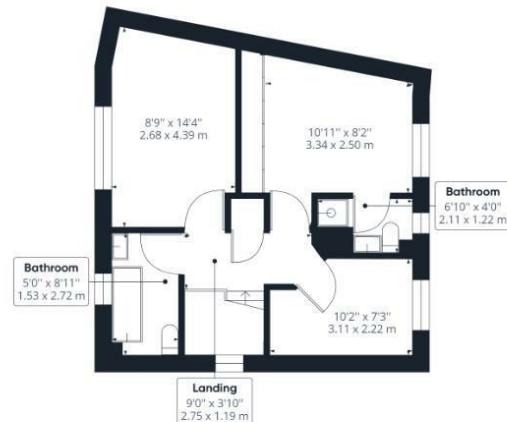
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.



Approximate total area⁽¹⁾

893.26 ft²

82.99 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Robinsons Tees Valley
Middlesbrough Sales, TS7 8DX
01642 313666
middlesbrough@robinsonsteesvalley.co.uk