



Connells

Ashdown Hawthorn Park
Leominster

Ashdown Hawthorn Park Leominster HR6 8RJ

for sale from
£73,750



Property Description

The Ashdown has been thoughtfully designed to provide flexible living space for modern lifestyles.

Upon entering the home, you'll find a welcoming hallway leading to a generous kitchen/dining room, creating the perfect hub for everyday living, family meals and entertaining. A convenient cloakroom and useful storage cupboards complete the ground floor accommodation.

The first floor features a bright and spacious lounge, ideal for relaxing at the end of the day, alongside a separate dining room or study. Whether you're working from home, need a playroom, or simply want additional living space, this flexible room can adapt to your needs.

Occupying the top floor are three bedrooms, including a generous master bedroom with en-suite shower room.

Two further bedrooms and a modern family bathroom provide ample space for growing families, guests or home working.

Outside, the property benefits from a private rear garden and allocated parking, offering the ideal balance of indoor and outdoor living.

Situated within easy reach of Leominster town centre, residents can enjoy a range of local amenities, schools, shops, cafés and transport links, making this an excellent opportunity for first-time buyers and growing families alike.

Room Measurements:

Kitchen/Dining: 13'2" x 11'7" (4.014m x 3.556m)

Lounge: 13'2" x 10'10" (4.014m x 3.312m)

Dining Room/Study: 12'5" x 8'4" (3.801m x 2.546m)

Bedroom 1: 13'2" x 11'7" (4.014m x 3.533m)

Bedroom 2: 13'2" x 8'3" (4.014m x 2.518m)

Bedroom 3: 13'2" x 6'10" (4.014m x 2.092m)

What Is Shared Ownership?

Shared Ownership is a government-backed scheme designed to help people who cannot afford to buy a suitable home outright.

It's often described as part-buy, part-rent:

You buy a share of your home (usually between 10% and 75%)

You pay rent to the housing association on the share you don't own

You're an owner-occupier and hold a lease on the property

Benefits Of Shared Ownership

A lower deposit and mortgage compared to buying outright

The opportunity to increase your share over time (known as Staircasing)

More security than private renting

The chance to benefit if your home increases in value

Shared Ownership Eligibility:

Your household income is £80,000 or less

You cannot afford to buy a suitable home on the open market

You have a good credit history and enough savings for a deposit (usually 5-10% of the share you're buying)

You can afford the ongoing costs of owning a home

Existing homeowners may still be eligible, but you'll normally need to be selling your current home and show that it doesn't meet your needs.

Pricing Example

Full market value - £295,000

Share price based on 25%

Share price - £73,750

Estimated Rent per month (inclusive of service charges) £583.17

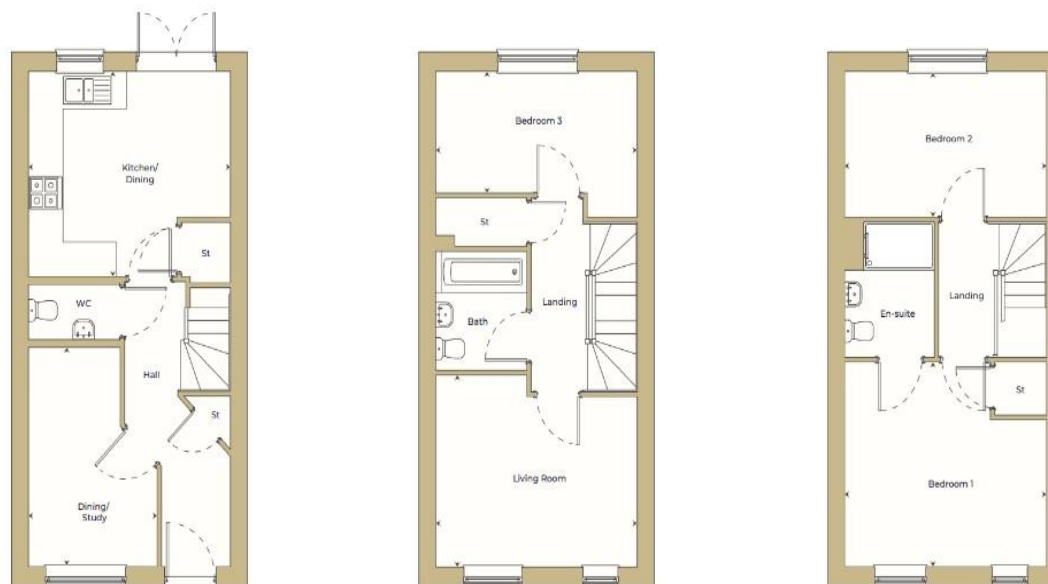
Lease term 999 years

Minimum deposit required £3687.50









Dining/Study 3801 x 2546 12'5" x 8'4"
Kitchen/Dining 4014 x 3556 13'2" x 11'7"

Lounge 4014 x 3312 13'2" x 10'10"
Bedroom 3 4014 x 2092 13'2" x 6'10"

Bedroom 2 4014 x 2518 13'2" x 8'3"
Bedroom 1 4014 x 3533 13'2" x 11'7"

To view this property please contact Connells on

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23 King Street
HEREFORD HR4 9BX

EPC Rating:
Exempt

Service Charge: 913.68 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HER316909

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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