

## £104,000 Shared Ownership

Brick Kiln Road, Fakenham, Norfolk NR21 8QB



- Guideline Minimum Deposit £10,400
- Two Storey, Three Bedroom, Mid Terrace House
- Bathroom, Shower Room and Cloakroom
- South East Facing Rear Garden
- Guideline Income £29.6k (dual) | £35.8k (single)
- Approx. 904 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Parking for Two Cars

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £260,000). A great chance to buy a three-bedroom, shared-ownership family home. This recently-constructed and smartly-presented property has a ground-floor cloakroom, a good-sized reception room and a spacious kitchen/dining room. Patio doors open onto the neatly-kept, south-east-facing rear garden. On the first floor of the house is a main bedroom with en-suite shower room plus a second comfortable double bedroom, a smaller third bedroom and a naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. Brick Kiln Road is part of a development on the semi-rural outskirts of Fakenham. The town centre is within walking distance or a brief cycle ride and Holkham's sandy beach and national nature reserve are only a half-hour drive away (Google Maps). A driveway, which can be accessed either from the road side or via a path from the rear garden, provides off-street parking space for two cars. Fakenham Infant and Nursery School, Fakenham Junior School and Fakenham (Secondary) Academy are all Ofsted rated 'Good'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 24/06/2020).

**Minimum Share:** 40% (£104,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £407.15 per month (subject to annual review).

**Service Charge:** £44.33 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £29,600 | Single - £35,800 (based on minimum share and 10% deposit).

**Council Tax:** Band B, North Norfolk District Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

## DIMENSIONS



### GROUND FLOOR

Entrance Hallway

Cloakroom

Living Room

16' 5" max. x 10' 5" max. (5.00m x 3.17m)

Kitchen / Dining Room

16' 11" x 9' 2" (5.16m x 2.79m)

### FIRST FLOOR

Landing

Bedroom 1

10' 9" x 10' 3" (3.28m x 3.12m)

En-Suite Shower Room

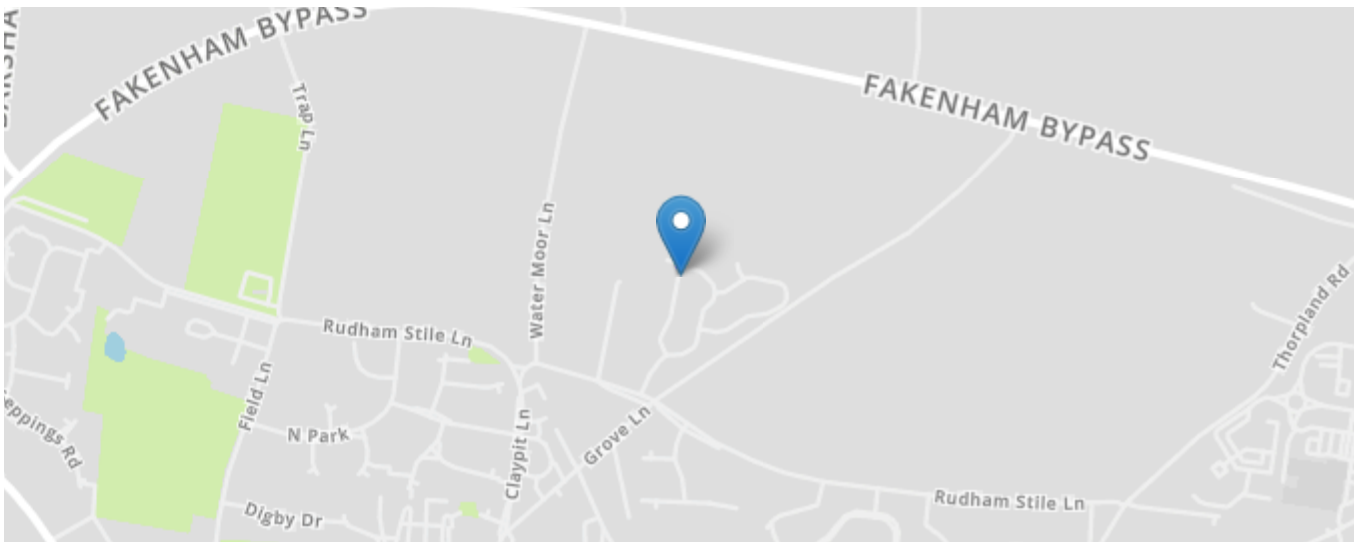
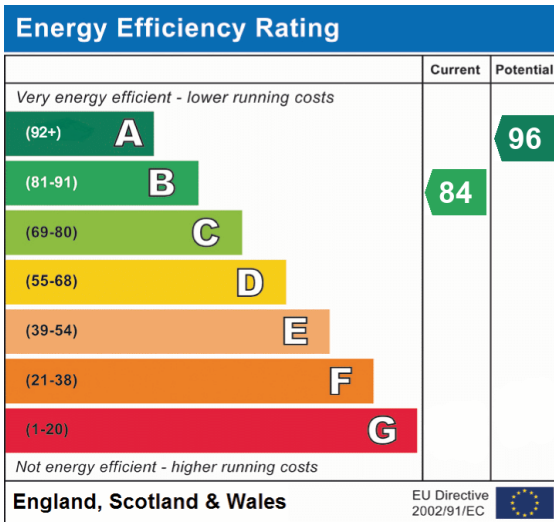
Bedroom 2

11' 8" max. x 10' 2" max. (3.56m x 3.10m)

Bedroom 3

8' 9" max. x 8' 2" max. (2.67m x 2.49m)

Bathroom



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.