

## £56,250 Shared Ownership

Church Lane, Gresham, Norfolk NR11 8RT



- Guideline Minimum Deposit 15% (£8,437.50)
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- Front and Rear Gardens
- Guide Min Income Dual £22k | Single £23.5k
- Approx. 914 Sqft Gross Internal Area
- Conservatory
- Parking for Two Cars

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Theoretical full market value £225,000 but see 'Please Note' below). This charming, semi-detached property has generously-sized gardens to front and rear which, along with the house itself, appear to have been very well looked after by the current owner. Internal features include a spacious kitchen, a ground floor cloakroom and a dual-aspect reception room which leads to a conservatory. Upstairs, on the first floor, the bedrooms are both comfortable doubles and there is a naturally-lit bathroom. Wall and roof insulation combined with double glazed windows make for a good energy-efficiency rating and there is oil-fired central heating. The house comes with off-street parking for two cars and is only a short drive from a number of sandy beaches. Norwich is approximately forty five minutes to the south (Google Maps).

Please Note: 'Staircasing' is restricted to a maximum of 80% on this property.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2009).

**Minimum Share:** 25% (£56,250). The housing association will expect that you will purchase the largest share affordable.

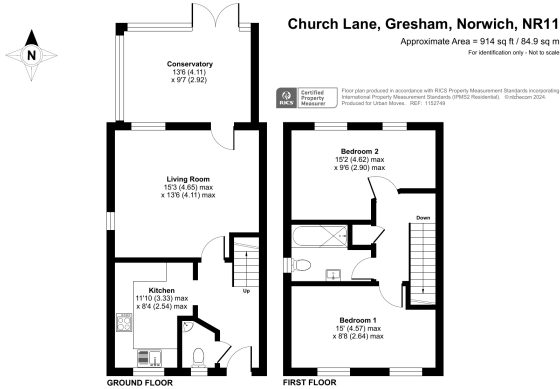
**Shared Ownership Rent:** £373.03 per month (subject to annual review).

**Service Charge:** £45.47 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £22,000 | Single - £23,500 (based on minimum share and 15% 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 Hall**

**Cloakroom**

**Kitchen**

11' 10" max. x 8' 4" max. (3.61m x 2.54m)

**Living Room**

15' 3" max. x 13' 6" max. (4.65m x 4.11m)

**Conservatory**

13' 6" x 9' 7" (4.11m x 2.92m)

### FIRST FLOOR

**Landing**

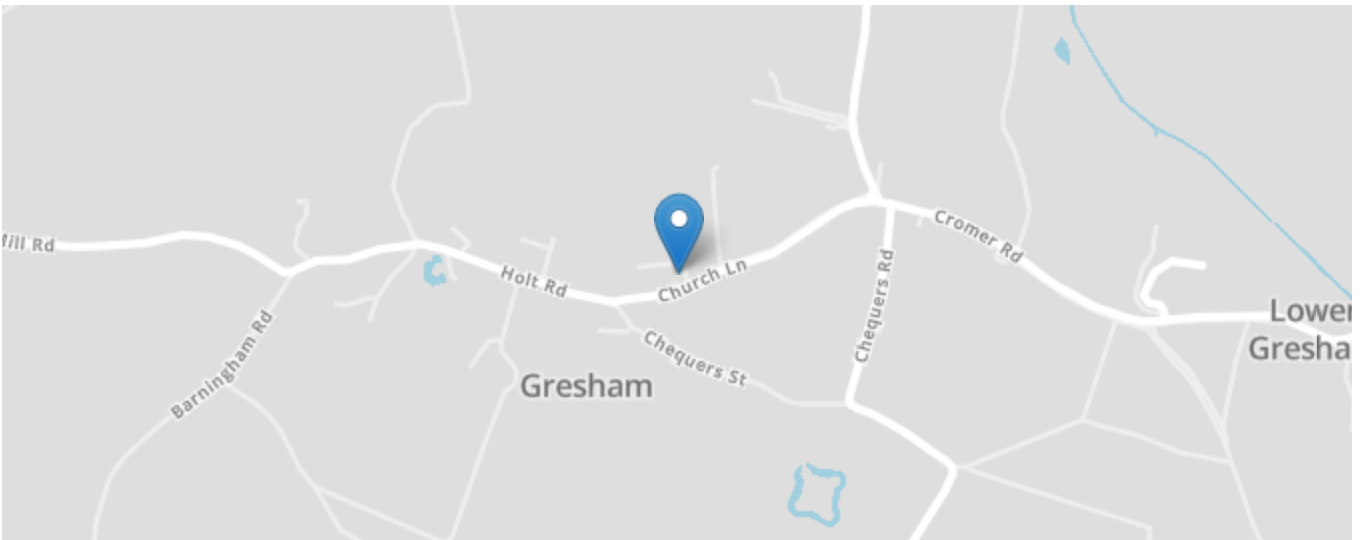
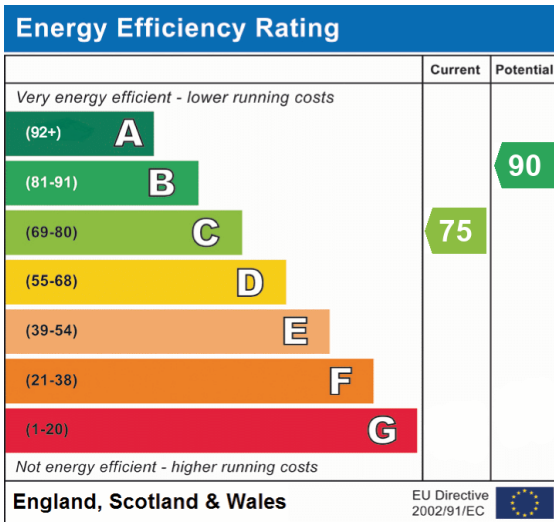
**Bedroom 1**

15' 0" max. x 8' 8" max. (4.57m x 2.64m)

**Bathroom**

**Bedroom 2**

15' 2" max. x 9' 6" max. (4.62m x 2.90m)



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.