

## £132,000 Shared Ownership

Overton Way, Reepham, Norfolk NR10 4FG



- Guideline Minimum Deposit £13,200
- Two Storey, Semi Detached House
- Two Double Bedrooms
- South-West-Facing Rear Garden
- Guide Min Income Dual £29k | Single £35.2k
- Approx. 702 Sqft Gross Internal Area
- Bathroom plus Downstairs Cloakroom
- Driveway Parking

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 55% share. Full market value £240,000). A two-storey, semi-detached house in the small town of Reepham, which is located approximately twelve miles from Norwich and within easy reach of the coast. There is a cloakroom and a stylish, modern kitchen at the front of the property, while at the rear, the spacious reception/dining room features patio doors that open onto the south-west-facing garden. Upstairs is a spacious main bedroom plus a good-sized second double bedroom and a sleek, naturally-lit bathroom. Well insulated walls and roof combined with modern double glazing help keep energy costs down. The local primary school and secondary school are both Ofsted-rated 'Good'. A driveway at the side of the house provides space for off-street parking.

**Housing Association:** Clarion.

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

**Minimum Share:** 55% (£132,000). The housing association will expect that you will purchase the largest share affordable.

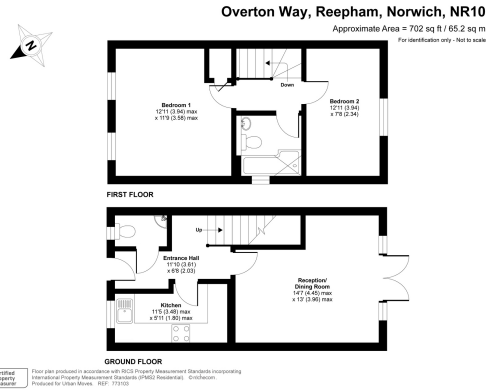
**Shared Ownership Rent:** £252.50 per month (subject to annual review).

**Service Charge:** £22.00 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £29,000 | Single - £35,200 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Broadland 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**  
11' 10" x 6' 8" (3.61m x 2.03m)

**Cloakroom**

**Kitchen**  
11' 5" max. x 5' 11" max. (3.48m x 1.80m)

**Reception/Dining Room**  
14' 7" max. x 13' max. (4.45m x 3.96m)

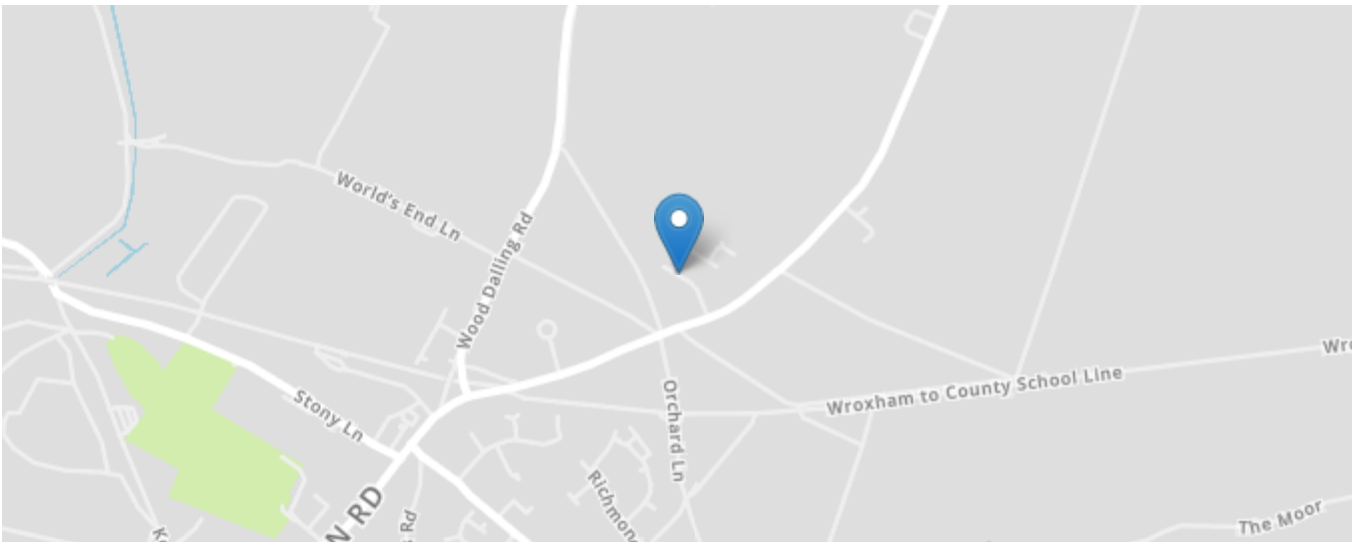
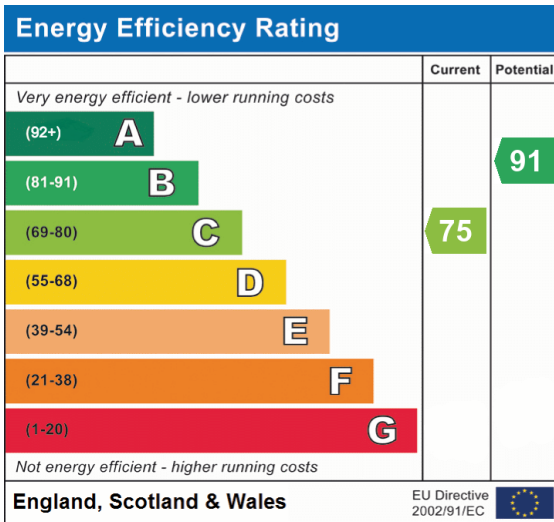
### FIRST FLOOR

**Landing**

**Bedroom 1**  
12' 11" max. x 11' 9" max. (3.94m x 3.58m)

**Bathroom**

**Bedroom 2**  
12' 11" x 7' 8" (3.94m x 2.34m)



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.