

£99,200 Shared Ownership

Post Mill Close, Newton St Faith, Norwich, Norfolk NR10 3GX



- Guideline Minimum Deposit £9,920
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom, Shower Room and Cloakroom
- Rear Garden
- Guide Min Income Dual £26.7k | Single £33k
- Approx. 798 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £248,000). An attractive, recently-built house in the village of Newton St. Faith. The end-of-terrace property has a reception room with under-stairs storage cupboard and a spacious kitchen/dining room which provides access to a ground-floor cloakroom as well as to a good-sized rear garden with patio and lawn. On the first floor of the house is a large main bedroom with en-suite shower room plus a second, comfortable, double bedroom and a naturally-lit bathroom with limestone-style tiles. 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. The house comes with a two-car driveway and is located approximately six miles to the north of Norwich city centre. Ofsted-list five primary schools within a two-mile radius, all rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 21/12/2021).

Minimum Share: 40% (£99,200). The housing association will expect that you will purchase the largest share affordable.

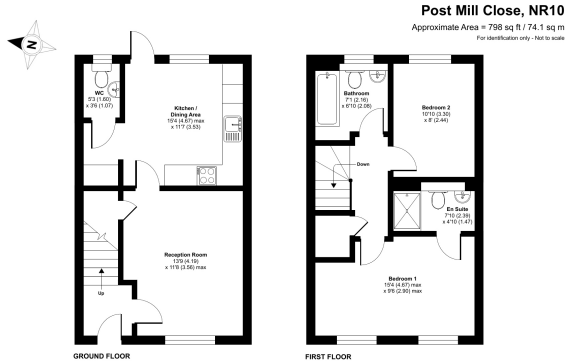
Shared Ownership Rent: £377.46 per month (subject to annual review).

Service Charge: £30.92 per month (subject to annual review).

Guideline Minimum Income: Dual - £26,700 | Single - £33,000 (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.



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken on 10/01/2024. Measurements taken on 10/01/2024. Produced by Urban Moves. REF: 1226348

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room
13' 9" x 11' 8" max. (4.19m x 3.56m)

Kitchen / Dining Room
15' 4" max. x 11' 7" (4.67m x 3.53m)

Cloakroom
5' 3" x 3' 6" (1.60m x 1.07m)

FIRST FLOOR

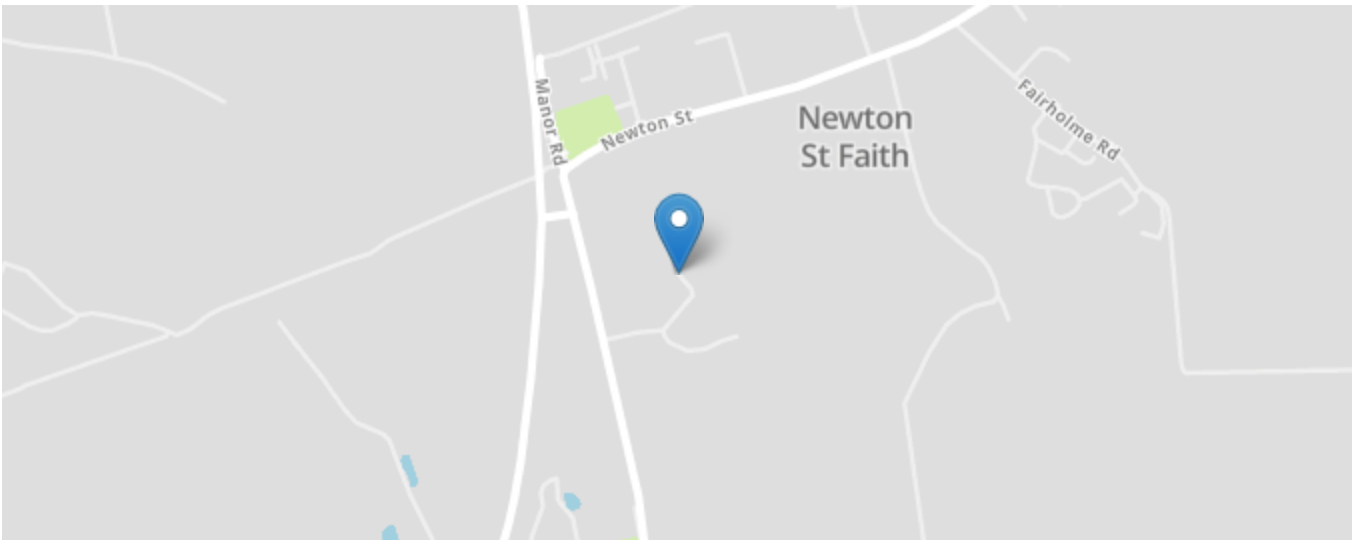
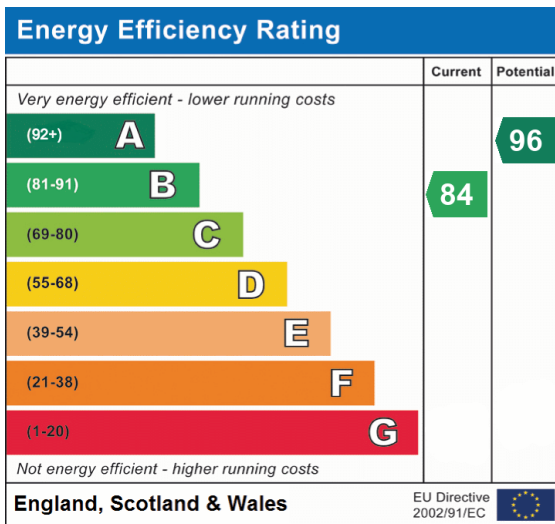
Landing

Bedroom 1
15' 4" max. x 9' 6" max. (4.67m x 2.90m)

En-Suite Shower Room
7' 10" x 4' 10" max. (2.39m x 1.47m)

Bedroom 2
10' 10" x 8' 0" (3.30m x 2.44m)

Bathroom
7' 1" x 6' 10" (2.16m x 2.08m)



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.