

£166,250 Shared Ownership

Portcullis Drive, Wallingford, Oxfordshire OX10 9LY



- Guideline Minimum Deposit £16,625
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- South East Facing Rear Garden
- Guide Min Income Dual £59.3k | Single £68.3k
- Approx. 1104 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £475,000). A great chance to buy a spacious, shared-ownership family home. This smartly-presented, semi-detached property has a cloakroom/WC just off the central entrance hallway, a dual-aspect reception room and a twenty-two-foot, triple-aspect kitchen/dining room. Both principle rooms open onto the neatly-kept and generously-sized, south-east-facing rear garden. On the first floor of the house is a main bedroom which is slightly larger than the reception room and also benefits from windows on two sides. There are two further double bedrooms and sleek, modern and naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. A two-car driveway provides off-street parking space and Wallingford's attractive town centre, with its castle ruins and medieval bridge over the Thames, is also within comfortable walking distance or brief bus/bike ride. There is a Waitrose supermarket plus a range of smaller shops, tennis courts in Bull Croft Park, a riverside pub and a variety of other cafes, bars and restaurants.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/12/2018).

Minimum Share: 35% (£166,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £793.15 per month (subject to annual review).

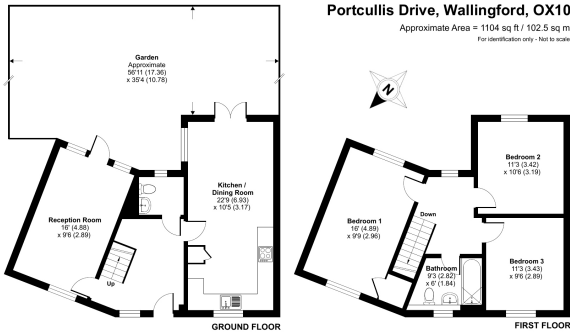
Service Charge: £42.16 per month (subject to annual review).

Guideline Minimum Income: Dual - £59,300 | Single - £68,300 (based on minimum share and 10% deposit).

Council Tax: Band D, South Oxfordshire 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



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2022. Produced by Urban Moves, REP: 106054

GROUND FLOOR

Entrance Hall

Reception Room
16' 0" x 9' 6" (4.88m x 2.90m)

W.C.

Kitchen / Dining Room
22' 9" x 10' 5" (6.93m x 3.17m)

Garden
approximately 56' 11" x 35' 4" (17.35m x 10.77m)

FIRST FLOOR

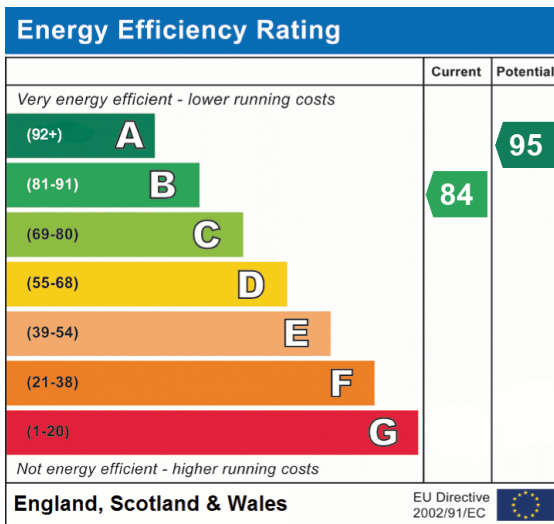
Landing

Bedroom 1
16' 0" x 9' 9" (4.88m x 2.97m)

Bedroom 2
11' 3" x 10' 6" (3.43m x 3.20m)

Bedroom 3
11' 3" x 9' 6" (3.43m x 2.90m)

Bathroom
9' 3" max. x 6' 0" max. (2.82m x 1.83m)



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.