

£128,000 Shared Ownership

Brick Kiln Road, Fakenham, Norfolk NR21 8QB



- Guideline Minimum Deposit £12,800
- Three Storey, Four Bedroom, Semi Detached House
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden
- Guide Min Income Dual £38.2k | Single £44.4k
- Approx. 1197 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Garage plus Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £320,000). A rare chance to buy a four-bedroom, shared-ownership house. The smartly-presented, semi-detached property has a cloakroom/WC just off the entrance hallway, an attractive kitchen/dining room with bay window and a full-width sitting room. Doors open onto a rear garden with patio and lawn. On the first floor of the house are two very similar-sized double bedrooms, a single bedroom/study and the bathroom. The top floor is devoted to a twenty-two-foot, dual-aspect main bedroom with built-in storage and en-suite shower room. 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 property comes with a detached garage plus two-car driveway and is approximately 30 minutes (Google Maps) from Holkham's sandy beach and national nature reserve. Fakenham town centre is within comfortable walking distance or brief cycle ride.

Housing Association: Clarion.

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

Minimum Share: 40% (£128,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £490.21 per month (subject to annual review).

Service Charge: £37.77 per month (subject to annual review).

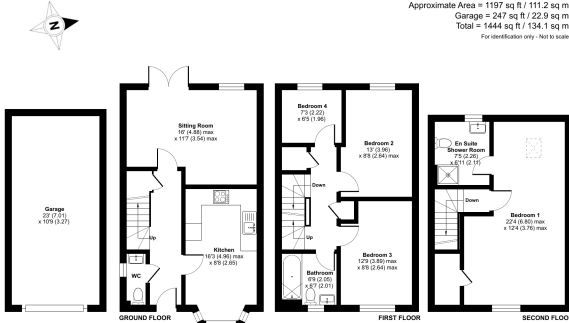
Guideline Minimum Income: Dual - £38,200 | Single - £44,400 (based on minimum share and 10% deposit).

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

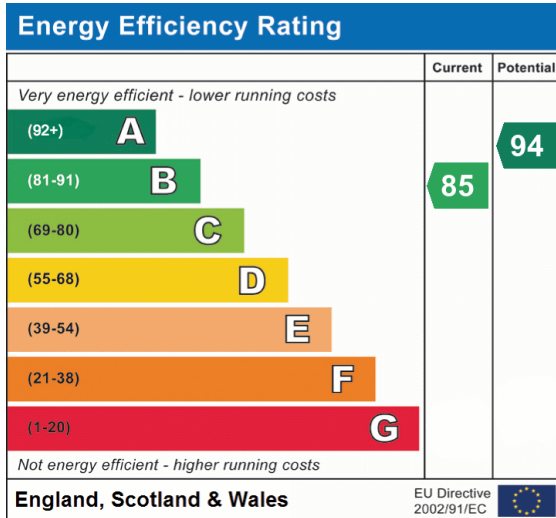
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.

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Approximate Area = 1197 sq ft / 111.2 sq m
Garage = 247 sq ft / 22.9 sq m
Total = 1444 sq ft / 134.1 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). Fakenham 2023. Produced for Urban Moves. REF: 1275220



DIMENSIONS

GROUND FLOOR

Entrance Hallway

W.C.

Kitchen

16' 3" max. x 8' 8" (4.95m x 2.64m)

Sitting Room

16' 0" max. x 11' 7" max. (4.88m x 3.53m)

FIRST FLOOR

Landing

Bedroom 2

13' 0" x 8' 8" max. (3.96m x 2.64m)

Bedroom 3

12' 9" max. x 8' 8" max. (3.89m x 2.64m)

Bedroom 4

7' 3" x 6' 5" (2.21m x 1.96m)

Bathroom

6' 9" max. x 6' 7" max. (2.06m x 2.01m)

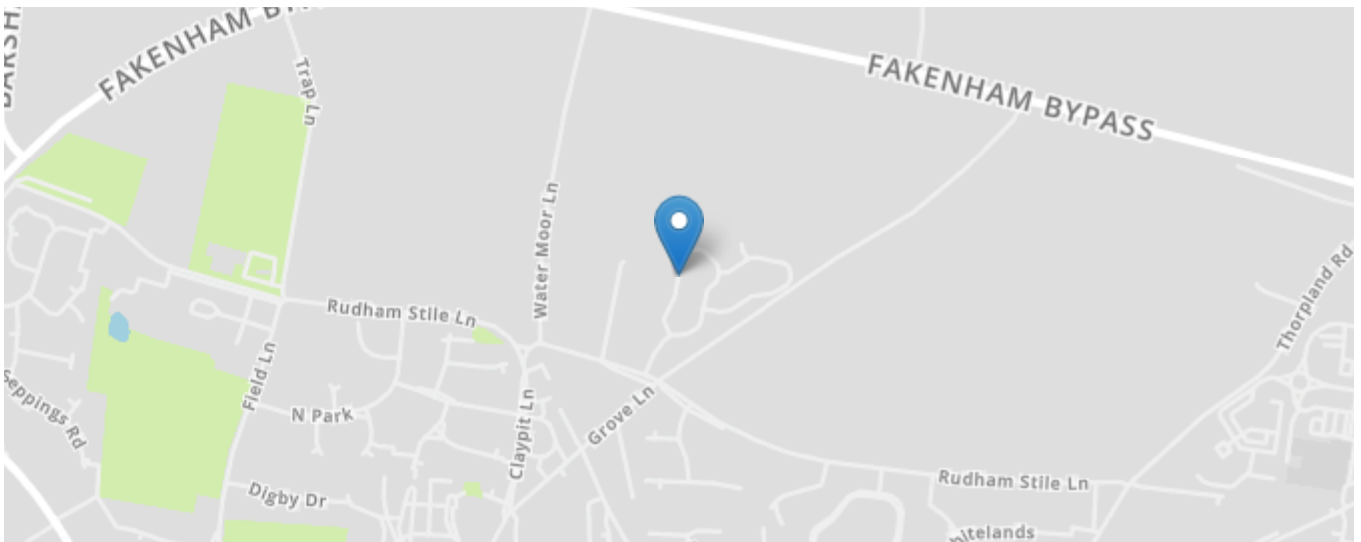
SECOND FLOOR

Bedroom 1

22' 4" max. x 12' 4" max. (6.81m x 3.76m)

En-Suite Shower Room

7' 5" x 6' 11" (2.26m x 2.11m)



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.