

## £67,000 Shared Ownership

Walsingham Drive, Taverham, Norwich, Norfolk NR8 6FZ



- Guideline Minimum Deposit £6,700
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Front and Rear Gardens
- Guide Min Income Dual £25.7k | Single £29k
- Approx. 850 Sqft Gross Internal Area
- Conservatory
- Garage plus Driveway

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £268,000). A great chance to buy a three-bedroom, shared-ownership family home. The semi-detached property was constructed in the nineteen nineties and would benefit from updating. There is a cloakroom/WC just off the entrance hallway, a spacious reception room, a kitchen/dining room and a good-sized conservatory. Upstairs, on the first floor, are two similar-sized double bedrooms, with built-in storage, plus a smaller third bedroom and an attractive and relatively modern bathroom. The windows are double glazed units throughout and there is gas central heating. The house has gardens to front and rear, a garage and two-car driveway. Norwich city centre can also be reached via bus from nearby Drewray Drive.

**Housing Association:** Clarion.

**Tenure:** Leasehold (149 years from 20/11/1996).

**Minimum Share:** 25% (£67,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £494.12 per month (subject to annual review).

**Service Charge:** N/A.

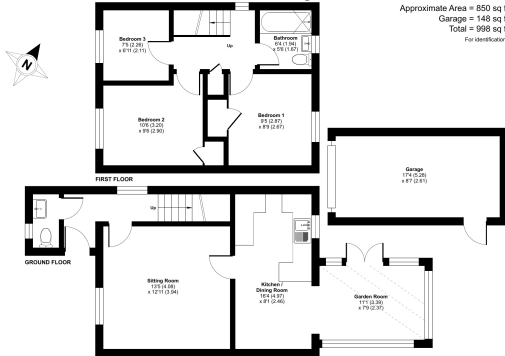
**Guideline Minimum Income:** Dual - £25,700 | Single - £29,000 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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.

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Approximate Area = 650 sq ft / 78.9 sq m  
Garage = 148 sq ft / 13.7 sq m  
Total = 998 sq ft / 92.6 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). © Urbanmoves 2023. Produced for Urbanmoves. 0021 / 220602

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### W.C.

#### Sitting Room

13' 5" x 12' 11" (4.09m x 3.94m)

#### Kitchen / Dining Room

16' 4" x 8' 1" (4.98m x 2.46m)

#### Conservatory

11' 1" x 7' 9" (3.38m x 2.36m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

9' 5" x 8' 9" (2.87m x 2.67m)

#### Bedroom 2

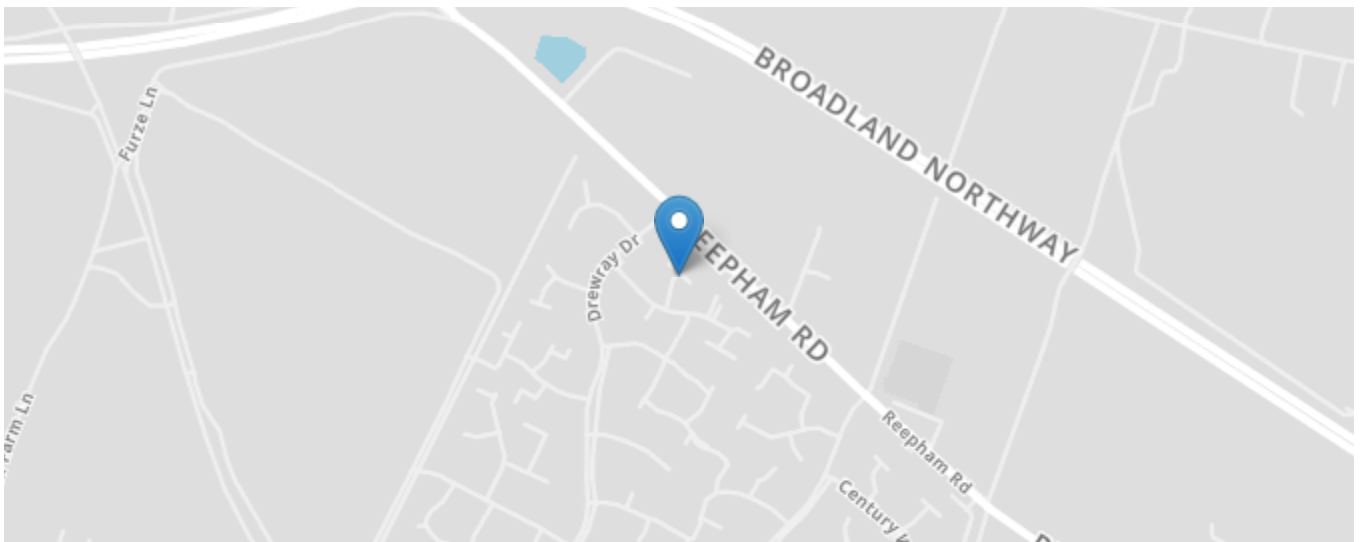
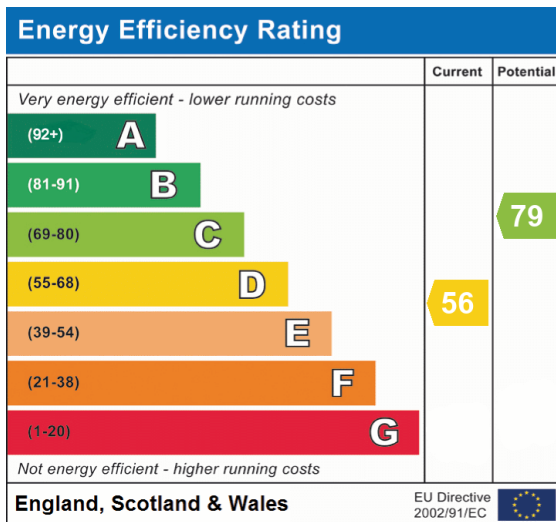
10' 6" x 9' 6" max. (3.20m x 2.90m)

#### Bedroom 3

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

#### Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)



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.