

£174,000 Shared Ownership

Franklin Drive, Elsenham, Essex CM22 6UG



- Guideline Minimum Deposit £17,400
- Single Storey, Two Bedroom, Detached House
- Very Good Energy Efficiency Rating
- Rear Garden
- Guide Min Income Dual £52.3k | Single £60k
- Approx. 652 Sqft Gross Internal Area
- Large Loft Space
- Car Port plus Additional Space in Front

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £435,000). A rare chance to buy a shared-ownership bungalow. The modern, detached property has a kitchen with south-west-facing bay window, a spacious, naturally-lit bathroom and a dual-aspect reception room. Double doors lead out to a good-sized rear garden with patio, lawn and timber shed. The garden can also be accessed via a side gate. The house has a large main bedroom plus a second bedroom with a bay window, to match the kitchen. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The steeply-pitched roof makes for a sizeable loft space. To the side of the property is a car port with space for an additional car to park in front. Franklin Drive is only a short walk from the centre of Elsenham and the railway station can be reached on foot or via brief bus or bus ride. Bishop's Stortford town centre is approximately six miles to the south-west.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2018). Freehold transferred on 100% ownership.

Minimum Share: 40% (£174,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £571.33 per month (subject to annual review).

Service Charge: £44.32 per month (subject to annual review).

Guideline Minimum Income: Dual - £52,300 | Single - £60,000 (based on minimum share and 10% deposit).

Council Tax: Band D, Uttlesford 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 Hallway

Kitchen

10' 2" max. x 7' 3" to bay (3.10m x 2.21m)

Bathroom

10' 2" max. x 7' 7" max. (3.10m x 2.31m)

Lounge

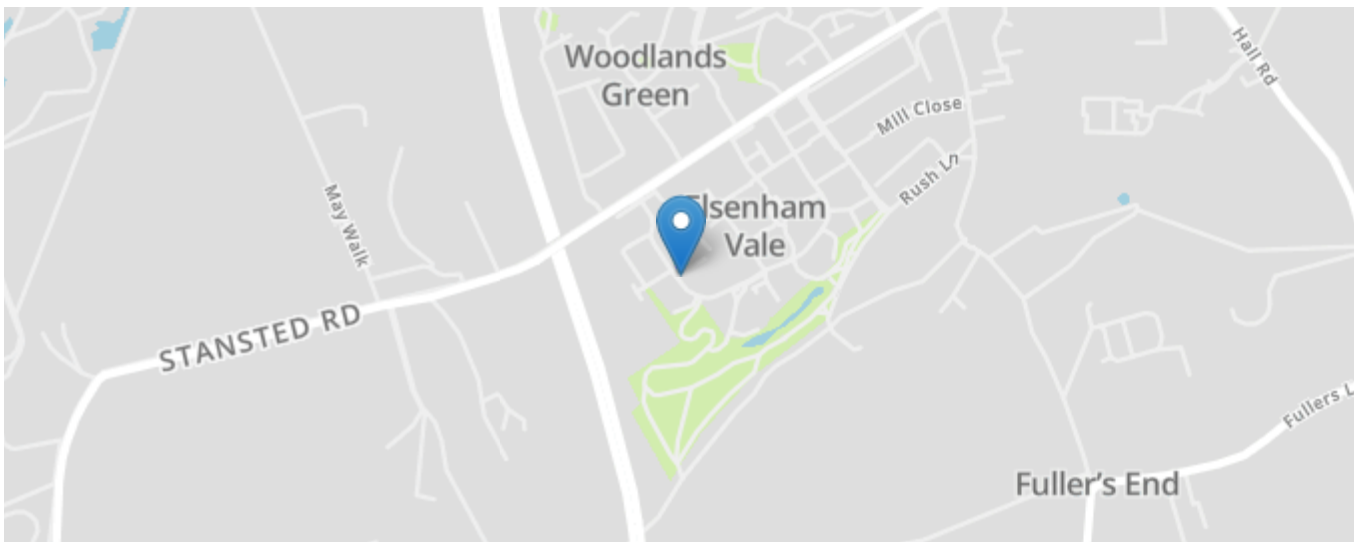
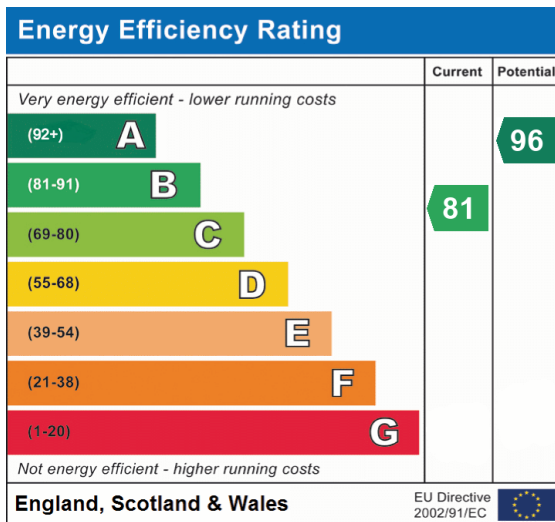
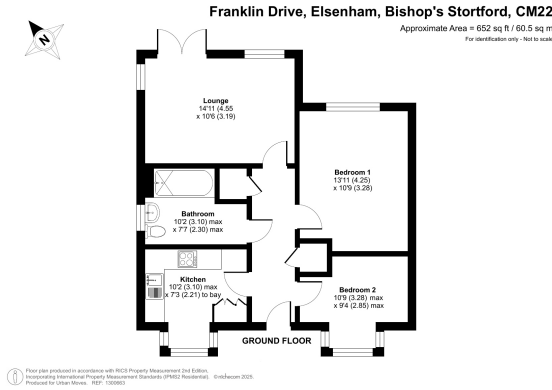
14' 11" x 10' 6" (4.55m x 3.20m)

Bedroom 1

13' 11" x 10' 9" (4.24m x 3.28m)

Bedroom 2

10' 9" max. x 9' 4" max. (3.28m x 2.84m)



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.