

## £78,750 Shared Ownership

Oxford Drive, Gorefield, Wisbech, Cambridgeshire PE13 4LX



- Guideline Minimum Deposit £7,875
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom, Shower Room and Downstairs W.C.
- South-Facing Rear Garden
- Guide Min Income Dual £24.9k | Single £27.8k
- Approx. 1137 Sqft Gross Internal Area
- Conservatory
- Garage plus Driveway

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £225,000). A great chance to buy a spacious, shared-ownership family home. This semi-detached property has a cloakroom/WC just off the entrance hall, a large reception room with open staircase and a full-width reception/dining room. Double doors lead to a conservatory which, in turn, provides access to a good-sized, south-facing rear garden. On the first floor of the house is a main bedroom with built-in wardrobe and en-suite shower room plus two further double bedrooms and a naturally-lit bathroom. Modern double glazing and well insulated walls and roof help keep energy costs down and heating/hot water is from an oil-fired boiler. There is an attached garage plus driveway and King's Lynn is around a half-hour drive to the east, Peterborough approximately forty minutes to the west (both figures Google Maps estimates). Wisbech town centre can also be easily reached via bus or bike.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/05/2009). Freehold transferred on 100% ownership.

**Minimum Share:** 35% (£78,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £369.53 per month (subject to annual review).

**Service Charge:** £25.92 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £24,900 | Single - £27,800 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Fenland 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.



9' 5" x 5' 8" (2.87m x 1.73m)

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