

£123,000 Shared Ownership

Mercian Road, Thame, Oxfordshire OX9 2FT



- Guideline Minimum Deposit £12,300
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs WC
- Front and Rear Gardens
- Guide Min Income Dual £45.1k | Single £51.5k
- Approx. 810 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space (+ Shared Visitor Parking)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £410,000). This attractive property forms one end of a short, three-house terrace and has a small front garden bounded by metal railings. The entrance hall leads to a good-sized kitchen, a ground floor cloakroom and the reception room, which has a door that opens on to a rear garden with patio and lawn. The garden can also be accessed via a side gate. Upstairs, on the first floor of the house, is a full-width main bedroom plus a good-sized second bedroom and a spacious, naturally-lit bathroom. Well insulated walls, roof and floor, gas central heating and high performance glazing all contribute towards a very good energy-efficiency rating. Thame's charming town centre, which has a healthy mix of well-known high street names and local independents, is within comfortable walking distance or a brief cycle ride. The house comes with a forecourt parking space plus use of the, shared, visitor spaces. Ofsted list three primary schools and a secondary school within an approximately one-mile radius, all rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/08/2018). Freehold transferred on 100% ownership.

Minimum Share: 30% (£123,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £690.14 per month (subject to annual review).

Service Charge: £39.94 per month (subject to annual review).

Guideline Minimum Income: Dual - £45,100 | Single - £51,500 (based on minimum share and 10% deposit).

Council Tax: Band C, 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

GROUND FLOOR

Entrance Hall

Kitchen

9' 9" x 7' 11" (2.97m x 2.41m)

W.C.

6' 2" x 3' 11" (1.88m x 1.19m)

Reception Room

14' 10" x 12' 8" (4.52m x 3.86m)

FIRST FLOOR

Landing

Bedroom 1

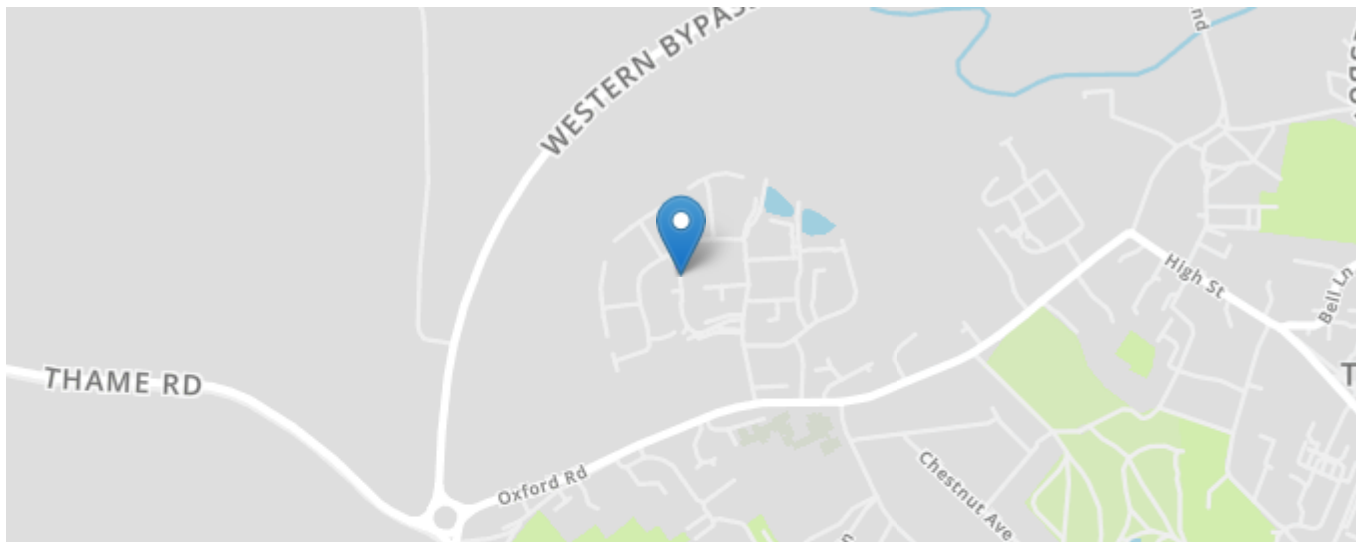
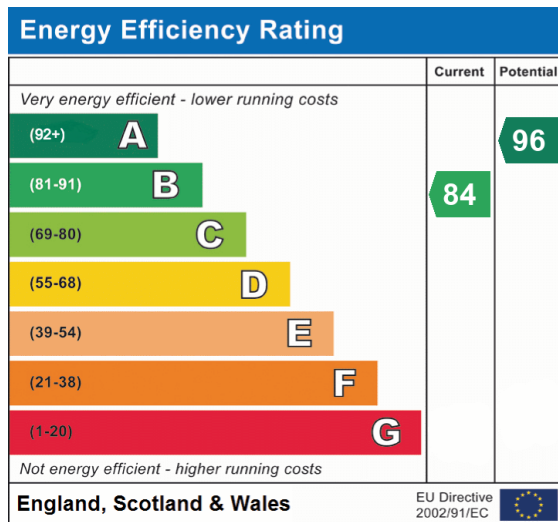
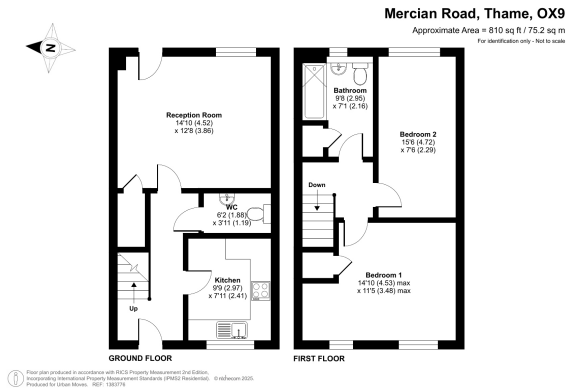
14' 10" max. x 11' 5" max. (4.53m x 3.48m)

Bedroom 2

15' 6" x 7' 6" (4.72m x 2.29m)

Bathroom

9' 8" max. x 7' 1" max. (2.95m x 2.16m)



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.