

£164,000 Shared Ownership

Marshfield, Crowmarsh Gifford, Wallingford, Oxfordshire OX10 8FZ



- Guideline Minimum Deposit £16,400
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Front and Rear Gardens
- Guide Min Income Dual £47.2k | Single £54k
- Approx. 818 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Car Driveway (+ Shared Visitor Parking)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £410,000). The village of Crowmarsh Gifford is located just to the east of Wallingford, separated from the town by a medieval road bridge and a particularly picturesque stretch of the Thames. Oxford is approximately fourteen miles to the north-west, Reading a similar distance south-east. The property available is an attractive, recently-built house with neatly-kept gardens to front and rear and a two-car driveway at the side. Internal features include a spacious reception room, an under-stairs cloakroom/WC and a full-width kitchen/dining room with sleek, white units. On the first floor is a generously-sized main bedroom plus a second, comfortable, double bedroom and naturally-lit bathroom. 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 local primary school is Ofsted-rated 'Good', as is Wallingford (Secondary) School, which is only a brief bike ride away.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 25/06/2021). Freehold transferred on 100% ownership.

Minimum Share: 40% (£164,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £525.23 per month (subject to annual review).

Service Charge: £21.10 per month (subject to annual review).

Guideline Minimum Income: Dual - £47,200 | Single - £54,000 (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.

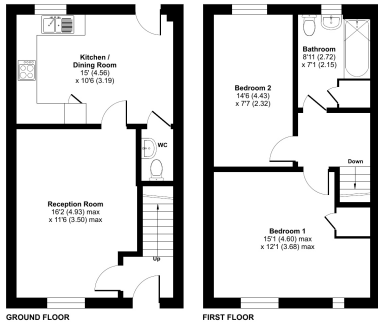
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are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



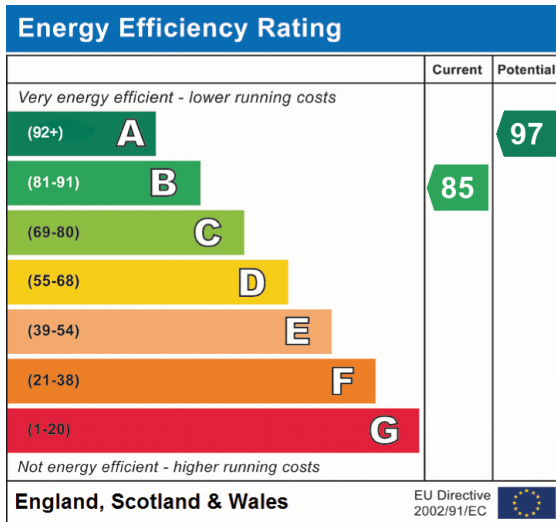
Marshfield, Wallingford, OX10

Approximate Area = 618 sq ft / 76 sq m

For identification only - Not to scale



These plans are produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential), and the RICS Code of Practice for Residential Property Measurement, 1st Edition, 2018.



DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room

16' 2" x 11' 6" max. (4.93m x 3.50m)

Kitchen / Dining Room

15' 0" x 10' 6" (4.56m x 3.19m)

W.C.

FIRST FLOOR

Landing

Bedroom 1

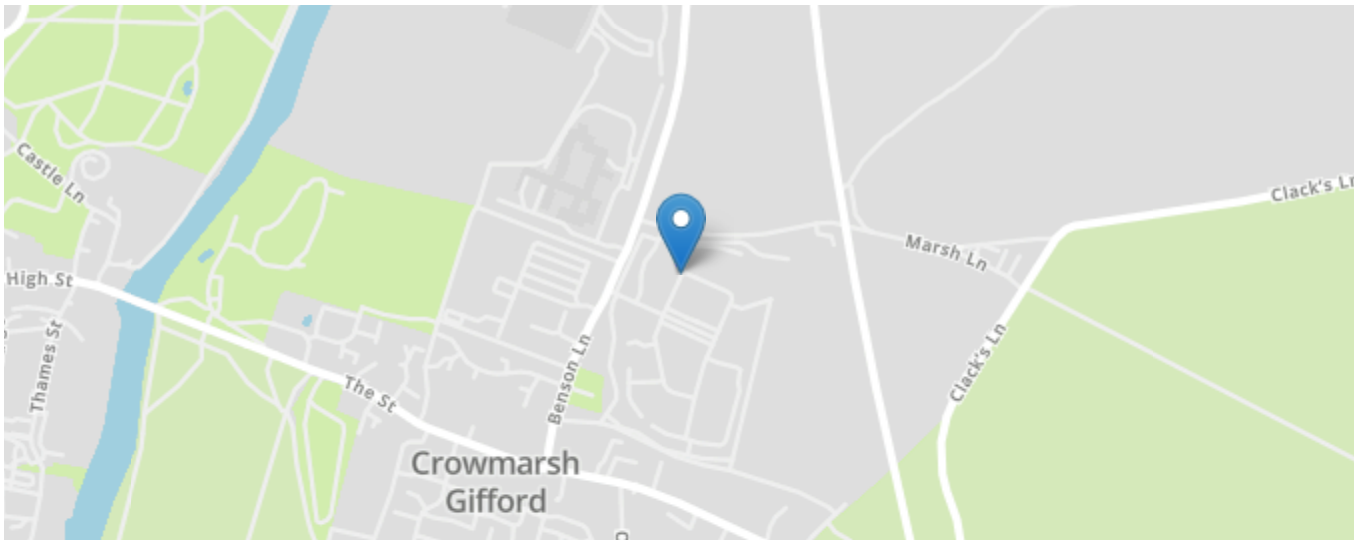
15' 1" max. x 12' 1" max. (4.60m x 3.68m)

Bedroom 2

14' 6" x 7' 7" (4.43m x 2.32m)

Bathroom

8' 11" max. x 7' 1" max. (2.72m x 2.15m)



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.