

£126,000 Shared Ownership

Kemp Avenue, Acle, Norfolk NR13 3FR



- Guideline Minimum Deposit £12,600
- Two Storey, Three Bedroom, Semi Detached House
- Reception plus Kitchen/Dining Room
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Guide Min Income Dual £33.5k | Single £39.8k
- Approx. 916 Sqft Gross Internal Area
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden
- Short Walk from Acle Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £280,000). A great chance to buy a three-bedroom, shared-ownership family home. This recently-built and smartly-presented property has a cloakroom/WC just off the entrance hall, a good-sized reception room and a full-width kitchen/dining room with patio doors that open onto the rear garden. The garden can also be accessed via a side gate. On the first floor of the house is a main bedroom with en-suite shower room plus a spacious second double bedroom, a slightly smaller third bedroom and an attractive, naturally-lit bathroom with limestone-style tiles. 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 house comes with a two-car driveway and is within comfortable walking distance, or a very brief bike ride, of both the town centre and Acle Railway Station. The property is held on a very long lease with the freehold transferrable at 100% ownership.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 01/07/2022). Freehold transferred on 100% ownership.

Minimum Share: 45% (£126,000). The housing association will expect that you will purchase the largest share affordable.

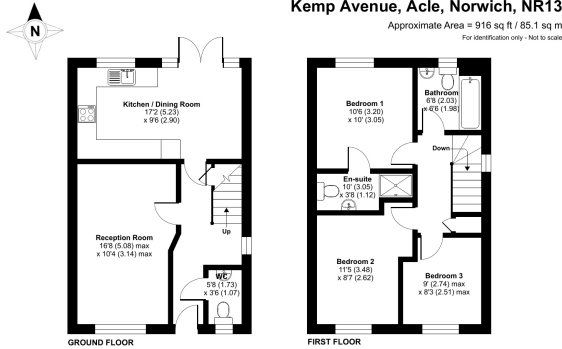
Shared Ownership Rent: £418.36 per month (subject to annual review).

Service Charge: £38.90 per month (subject to annual review).

Guideline Minimum Income: Dual - £33,500 | Single - £39,800 (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.



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © nrhroom 2020. Produced for Urban Moves. REF: 1480165

DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.
5' 8" x 3' 6" (1.73m x 1.07m)

Reception Room
16' 8" max. x 10' 4" max. (5.08m x 3.14m)

Kitchen / Dining Room
17' 2" x 9' 6" (5.23m x 2.90m)

FIRST FLOOR

Landing

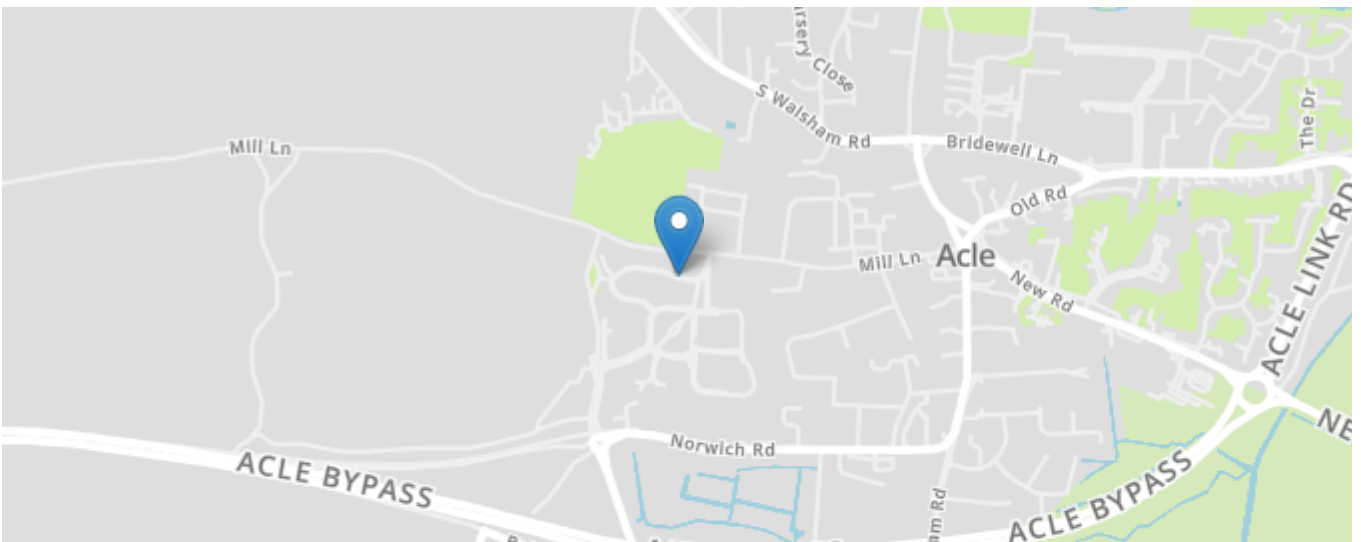
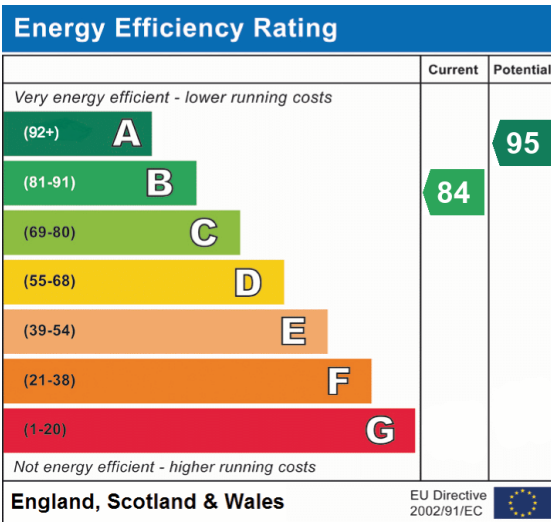
Bedroom 1
10' 6" x 10' 0" (3.20m x 3.05m)

En-Suite Shower Room
10' 0" max. x 3' 8" max. (3.05m x 1.12m)

Bedroom 2
11' 5" x 8' 7" (3.48m x 2.62m)

Bedroom 3
9' 0" max. x 8' 3" max. (2.74m x 2.51m)

Bathroom
6' 8" max. x 6' 6" max. (2.03m x 1.98m)



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.