

£139,500 Shared Ownership

Simms Lane, Chipping Norton, Oxfordshire OX7 5WH



- Guideline Minimum Deposit £13,950
- Two Storey, Mid Terrace House
- Reception plus Kitchen/Dining Room
- Bathroom plus Downstairs WC
- Front and Rear Gardens
- Guide Min Income Dual £34.6k | Single £40.9k
- Approx. 728 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £310,000). A great chance to buy a shared-ownership home in the Cotswolds market town of Chipping Norton. This beautifully-presented property was constructed recently but in a period style to better complement the existing housing stock. The terrace sits in an attractive location with an area of communal lawn immediately in front. A small entrance hall provides access to the stairs as well as leading into the reception room. There is a ground-floor cloakroom/WC and a full-width kitchen/dining room with a door that opens onto an east/south-east-facing rear garden. On the first floor of the house is a spacious main bedroom plus a good-sized second double bedroom and a stylish, 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. Chipping Norton has a choice of highly-rated schools, a theatre, lido, leisure centre and M&S Foodhall in addition to the pubs, shops and other amenities of the picturesque town centre. The Diddly Squat Farm Shop is just to the south of the town, Blenheim Palace approximately twenty minutes drive south-east (Google Maps estimate) and Oxford city centre around nine miles beyond that. The property comes with two allocated parking spaces.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 25/03/2020). Freehold transferred on 100% ownership.

Minimum Share: 45% (£139,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £372.26 per month (subject to annual review).

Service Charge: £37.78 per month (subject to annual review).

Guideline Minimum Income: Dual - £34,600 | Single - £40,900 (based on minimum share and 10% deposit).

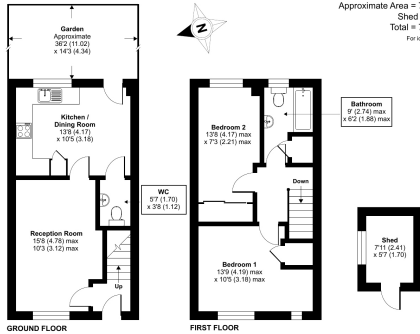
Council Tax: Band C, West Oxfordshire District Council. Priority is given to applicants living and/or working in this local authority.

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

Simms Lane, Chipping Norton, OX7

Approximate Area = 728 sq ft / 67.6 sq m
Shed = 45 sq ft / 4.2 sq m
Total = 773 sq ft / 71.8 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (incorporating International Property Measurement Standards (IPMS) Residential), © Urbanmoves 2020. Produced for Urban Moves. REF: 1681665

GROUND FLOOR

Front Garden

Entrance Hall

Reception Room
15' 8" max. x 10' 3" max. (4.78m x 3.12m)

Kitchen / Dining Room
13' 8" x 10' 5" (4.17m x 3.18m)

W.C.
5' 7" x 3' 8" (1.70m x 1.12m)

Rear Garden
approximately 36' 2" x 14' 3" (11.02m x 4.34m)

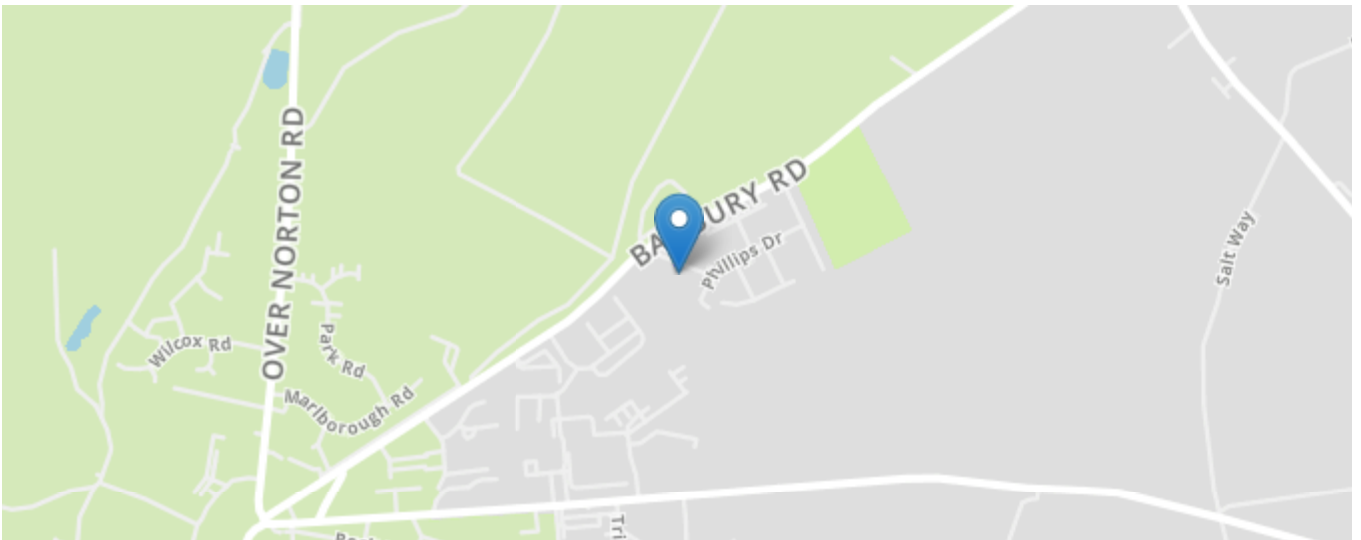
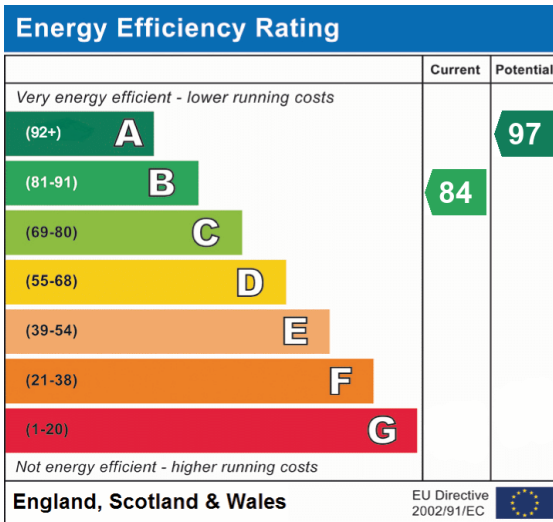
FIRST FLOOR

Landing

Bedroom 1
13' 9" max. x 10' 5" max. (4.19m x 3.18m)

Bedroom 2
13' 8" max. x 7' 3" max. (4.17m x 2.21m)

Bathroom
9' 0" max. x 6' 2" max. (2.74m x 1.88m)



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.