

£135,000 Shared Ownership

Edmund Green, Gosfield, Halstead, Essex CO9 1UF



- Guideline Minimum Deposit £20,250
- Two Storey, End of Terrace House
- Double Glazing and Gas Central Heating
- Front and Rear Gardens
- Guide Min Income Dual £28.4k | Single £33k
- Approx. 708 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Parking Space (+ Shared Visitor Parking)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Theoretical full market value £270,000 but see 'Please Note' below). This gable-fronted and smartly-presented property forms one end of a four-house terrace in the rural village of Gosfield, which is around four and a half miles northeast of Braintree and only a short bus or bike ride from Halstead town centre. The front garden is bordered by mature hedge and leads to a small entrance hall which, in turn, provides access to a dual-aspect reception/dining room with open staircase. At the rear of the property is a good-sized kitchen and up on the first floor there are two full-width double bedrooms and a simple yet stylish and naturally-lit shower room. The windows are double glazed units throughout and there is gas central heating. Behind the terrace, and easily accessible via a gate from the neatly-maintained back garden, is a parking area which includes a space allocated to this house plus some, shared, visitor spaces.

Please Note: 'Staircasing' is restricted to a maximum of 80% of the property.

Housing Association: Clarion.

Tenure: Leasehold (currently 99 years from 25/03/1993, 50 year extension in progress).

Minimum Share: 50% (£135,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £204.18 per month (subject to annual review).

Service Charge: £33.66 per month (subject to annual review).

Guideline Minimum Income: Dual - £28,400 | Single - £33,000 (based on minimum share and 15% deposit).

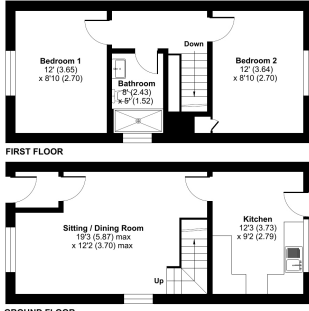
Council Tax: Band B, Braintree District Council. Priority is given to applicants living and/or working in this local authority.

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.



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Approximate Area = 708 sq ft / 65.7 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), 6th December 2022. Produced by Urban Moves, REG: 665842

DIMENSIONS

GROUND FLOOR

Entrance Hall

Sitting / Dining Room

19' 3" max. x 12' 2" max. (5.87m x 3.70m)

Kitchen

12' 3" x 9' 2" (3.73m x 2.79m)

FIRST FLOOR

Landing

Bedroom 1

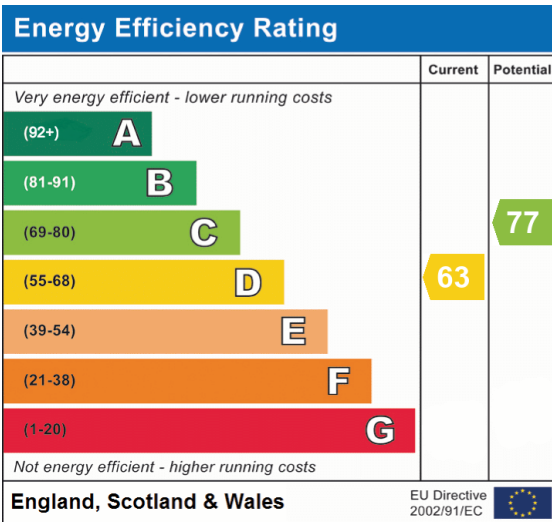
12' 0" x 8' 10" (3.65m x 2.70m)

Shower Room

8' 0" x 5' 0" (2.43m x 1.52m)

Bedroom 2

12' 0" x 8' 10" (3.4m x 2.70m)



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.