

£94,000 Shared Ownership

Kestrel Road, Attleborough, Norfolk NR17 2FU



- Guideline Minimum Deposit £9,400
- Two Storey, Semi Detached House
- Open Plan Kitchen/Dining/Reception Room
- Bathroom plus Downstairs WC
- South West Facing Rear Garden
- Guide Min Income Dual £26.3k | Single £29.9k
- Approx. 800 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £235,000). This recently-constructed, semi-detached property has a cloakroom/WC off the entrance hall with most of the remainder of the ground floor devoted to a full-length (approximately twenty nine foot) kitchen/reception room with attractive flooring and open staircase. Patio doors lead out to a south-west-facing rear garden that can also be accessed via the side gate. On the first floor of the house is a main bedroom with fitted, mirror-fronted wardrobe plus a second, similar-sized, double bedroom and a stylish, naturally lit bathroom large enough to include a separate shower cubicle. Well insulated walls, roof and floor combined with high performance glazing make for a very good energy-efficiency rating. Heating and hot water is provided by an air-source heat pump. Kestrel Road is just off the Norwich Road (B1077) and the city centre is around fifteen miles to the north-east. Attleborough town centre is to the south-west and within comfortable walking distance, or a brief bus/bike ride. The property comes with two forecourt parking spaces and is held on a very long lease with the freehold transferrable at 100% ownership.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 14/02/2025). Freehold transferred on 100% ownership.

Minimum Share: 40% (£94,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £342.89 per month (subject to annual review).

Service Charge: £43.84 per month (subject to annual review).

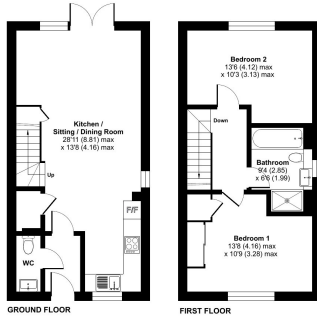
Guideline Minimum Income: Dual - £26,300 | Single - £29,900 (based on minimum share and 10% deposit).

Council Tax: Band B, Breckland 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 = 800 sq ft / 74.3 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). London: 2018. Produced for Urban Moves. REF: 1458820

DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Reception

28' 11" max. x 13' 8" max. (8.81m x 4.16m)

Kitchen

included in reception measurement

FIRST FLOOR

Landing

Bedroom 1

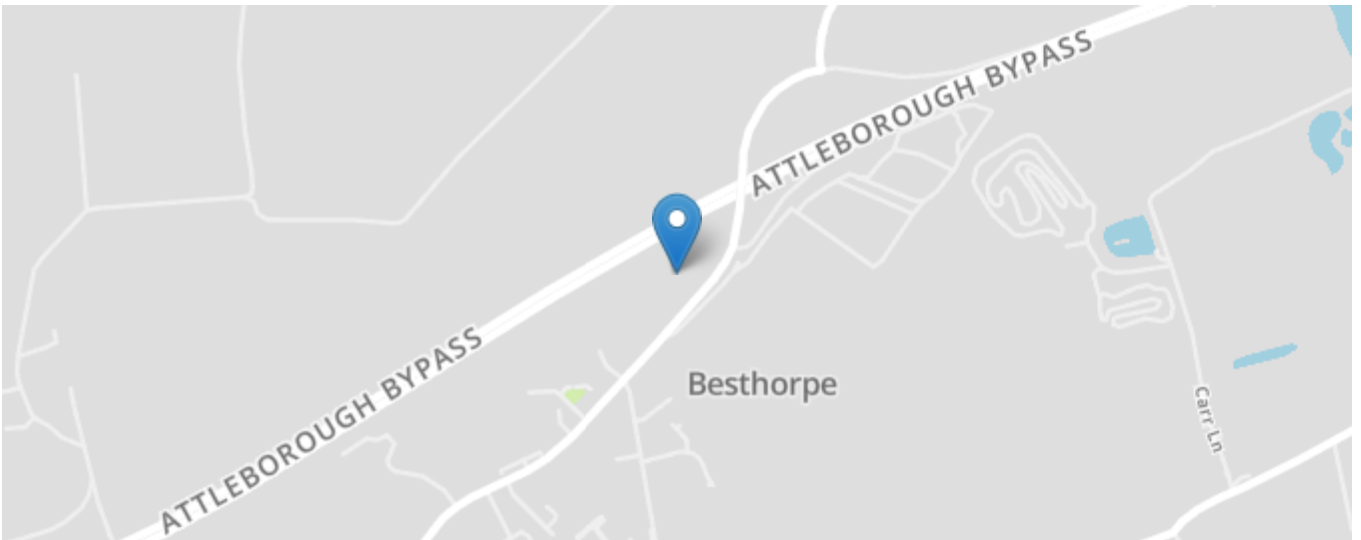
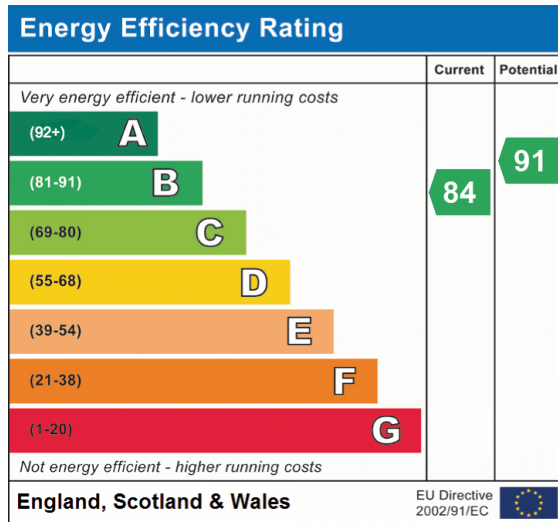
13' 8" max. x 10' 9" max. (4.16m x 3.28m)

Bathroom

9' 4" max. x 6' 6" max. (2.85m x 1.99m)

Bedroom 2

13' 6" max. x 10' 3" max. (4.12m x 3.13m)



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.