

## £100,000 Shared Ownership

Gowers Drive, Braintree, Essex CM7 2BS



- Guideline Minimum Deposit £10,000
- Two-Storey, Semi-Detached House
- Four Double Bedrooms
- Bathroom plus Downstairs WC
- Good-Sized Rear Garden
- Guide Min Income Dual £51.7k | Single £59.4k
- Approx. 1392 Sqft Gross Internal Area
- Stylish and Spacious Sitting/Dining Room
- Very Good Energy Efficiency Rating
- Two-Car Driveway

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £400,000). A rare chance to buy a four-bedroom, shared-ownership family home. This attractive, semi-detached property provides almost fourteen hundred square feet of accommodation and has a cloakroom/WC just off the entrance hall, a spacious kitchen and a large reception/dining room. Double doors lead out to a neatly-maintained rear garden with patio, lawn and timber shed. Back inside, the naturally-lit staircase leads to a generously-sized landing. There is a main bedroom, with fitted wardrobe, plus the bathroom and three further double bedrooms. 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. To the side of the property is a two-car driveway and the town centre, railway station plus areas of outside space such as Oak Meadow Nature Reserve and Great Notley Country Park can also be easily reached by brief cycle ride. The house is held on a very long lease with the freehold transferable at 100% ownership.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 01/04/2021). Freehold transferred on 100% ownership.

**Minimum Share:** 25% (£100,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £1011.07 per month (subject to annual review).

**Service Charge:** £47.29 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £51,700 | Single - £59,400 (based on minimum share and 10% deposit).

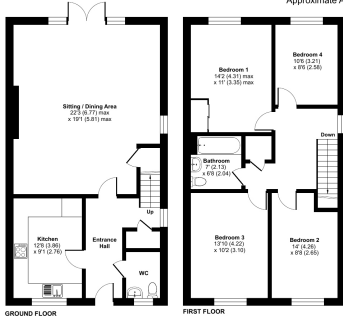
**Council Tax:** Band E, Braintree District Council. Priority is given to applicants living and/or working in this local authority.

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.

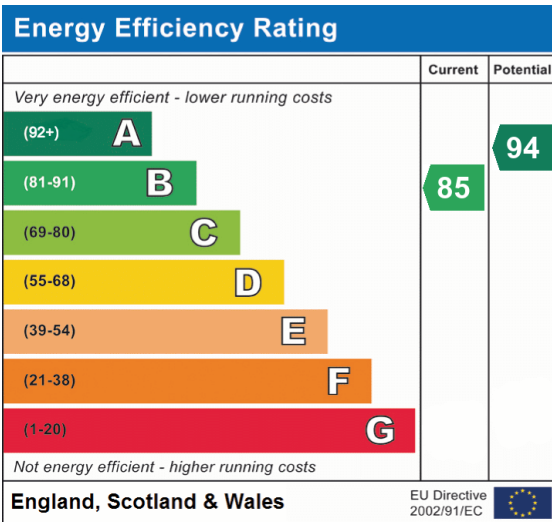


**Gowers Drive, Braintree, CM7**

Approximate Area = 1392 sq ft / 129.3 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), 6th Edition, 2018. Produced for Urban Moves, REF: 1470576



## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**

**Kitchen**

12' 8" x 9' 1" (3.86m x 2.76m)

**W.C.**

**Sitting / Dining Area**

22' 3" max. x 19' 1" max. (6.77m x 5.81m)

### FIRST FLOOR

**Bedroom 1**

14' 2" max. x 11' 0" max. (4.31m x 3.35m)

**Bedroom 2**

14' 0" x 8' 8" (4.26m x 2.65m)

**Bedroom 3**

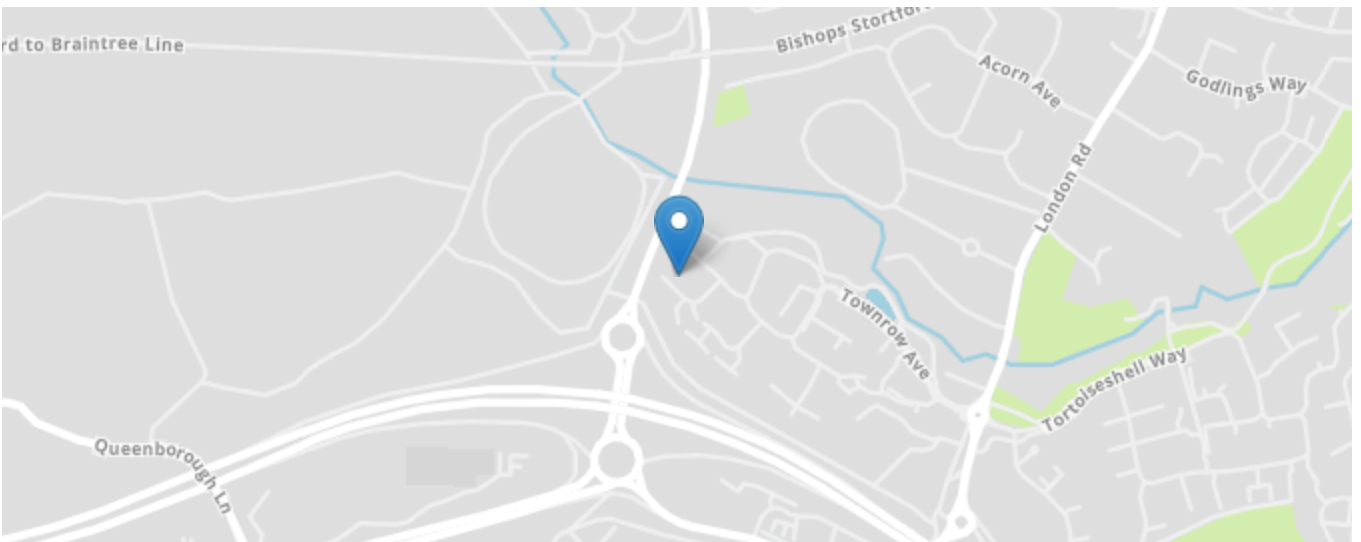
13' 10" x 10' 2" (4.22m x 3.10m)

**Bedroom 4**

10' 6" x 8' 6" (3.21m x 2.58m)

**Bathroom**

7' 0" x 6' 8" (2.13m x 2.04m)



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.