

£126,000 Shared Ownership

Mallard Way, Attleborough, Norfolk NR17 2FR



- Guideline Minimum Deposit £12,600
- Two Storey, Four Bedroom, Semi Detached House
- Reception plus Spacious Kitchen/Dining Room
- Main Bath/Shower Room plus Downstairs W.C.
- Rear Garden
- Guide Min Income Dual £39.2k | Single £45.4k
- Approx. 1338 Sqft Gross Internal Area
- Large Main Bedroom with En-Suite Shower Room
- Very Good Energy Efficiency Rating
- Garage plus Two Car Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £360,000). A rare chance to buy a four-bedroom, shared-ownership family home with off-street parking for three cars. The recently-constructed and smartly-presented property has a good-sized reception room at the front, a central cloakroom/WC and, at the rear, a spacious and attractive kitchen/dining room with patio doors. Upstairs, on the first floor, is a dual-aspect main bedroom with fitted wardrobe and en-suite shower room plus two further double bedrooms, a smaller fourth 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. Mallard Way 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 very brief bus/bike ride. The property comes with a rear garden, a garage, two driveway 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 24/05/2024). Freehold transferred on 100% ownership.

Minimum Share: 35% (£126,000). The housing association will expect that you will purchase the largest share affordable.

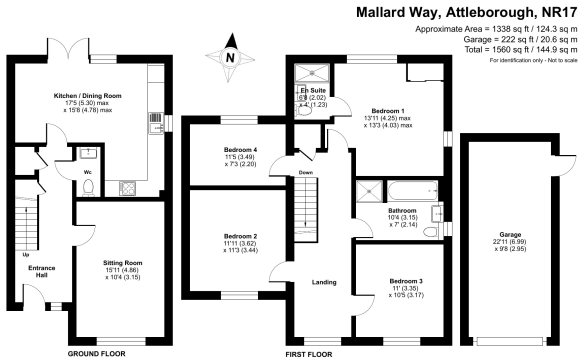
Shared Ownership Rent: £573.01 per month (subject to annual review).

Service Charge: £26.28 per month (subject to annual review).

Guideline Minimum Income: Dual - £39,200 | Single - £45,400 (based on minimum share and 10% deposit).

Council Tax: Band D, Breckland 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

GROUND FLOOR

Entrance Hall

Sitting Room
15' 11" x 10' 4" (4.86m x 3.15m)

W.C.

Kitchen / Dining Room
17' 5" max. x 15' 8" max. (5.30m x 4.78m)

FIRST FLOOR

Landing

Bedroom 1
13' 11" max. x 13' 3" max. (4.25m x 4.03m)

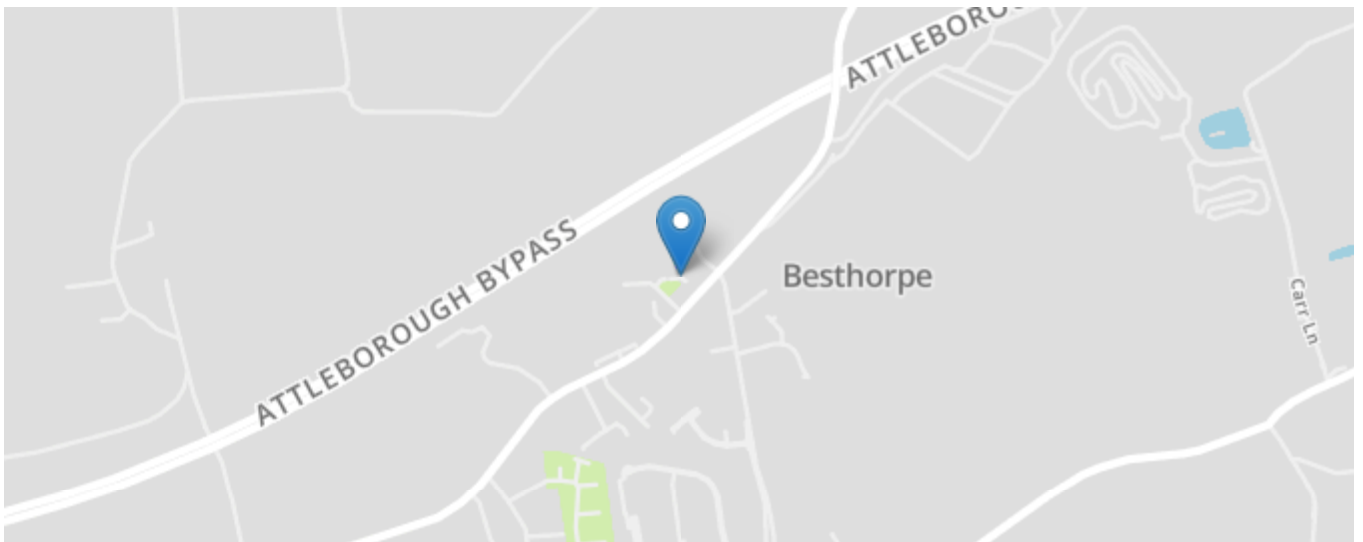
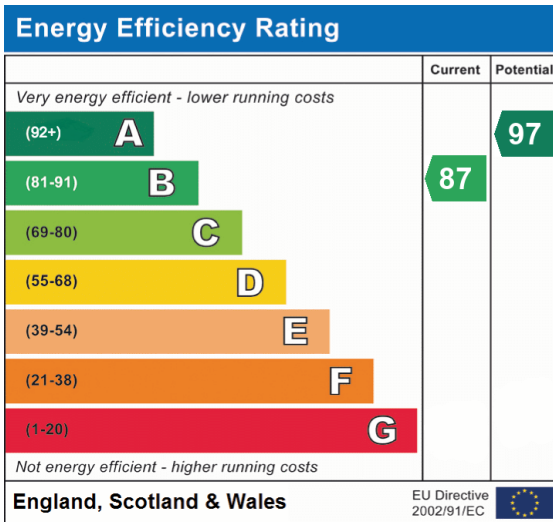
En-Suite Shower Room
6' 8" x 4' 0" (2.02m x 1.23m)

Bedroom 2
11' 11" x 11' 3" (3.62m x 3.44m)

Bedroom 3
11' 0" x 10' 5" (3.35m x 3.17m)

Bedroom 4
11' 5" x 7' 3" (3.49m x 2.20m)

Bath/Shower Room
10' 4" x 7' 0" (3.15m x 2.13m)



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.