

## £96,250 Shared Ownership

Strawberry Field, Witchford, Ely, Cambridgeshire CB6 2LU



- Guideline Minimum Deposit £9,625
- Two Storey, End of Terrace House
- Reception plus Separate Dining Area
- Bathroom plus Downstairs WC
- South Facing Rear Garden
- Guide Min Income Dual £31.1k | Single £37k
- Approx. 874 Sqft Gross Internal Area
- Two Spacious Bedrooms
- Very Good Energy Efficiency Rating
- Two Off-Street Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £275,000). A smartly-presented property which forms one end of a recently-constructed, three-house terrace in the village of Witchford. There is a cloakroom/WC just off the entrance hall and a good-sized reception room with built-in storage cupboard and separate dining area. From here you can access the attractive kitchen and a south-facing garden with patio and lawn. On the first floor of the house is a full-width main bedroom plus a spacious 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 have resulted in a very good energy-efficiency rating. A gate at the rear of the garden leads to an off-street parking area which includes two spaces allocated to this property. Ely's beautiful city centre is only a short drive away and Cambridge is also within easy reach. The house is held on a very long lease with the freehold transferrable on 100% ownership.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 01/02/2022). Freehold transferred on 100% ownership.

**Minimum Share:** 35% (£96,250). The housing association will expect that you will purchase the largest share affordable.

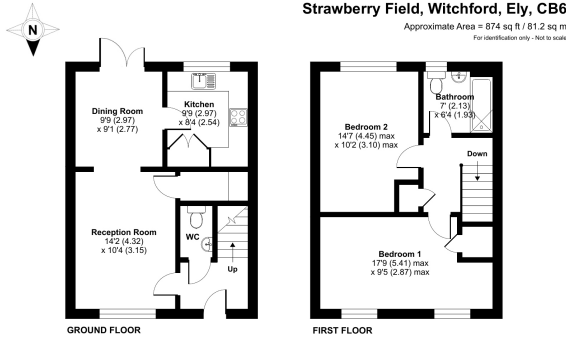
**Shared Ownership Rent:** £510.15 per month (subject to annual review).

**Service Charge:** £23.48 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £31,100 | Single - £37,000 (based on minimum share and 10% deposit).

**Council Tax:** Band C, East Cambridgeshire 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.



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) Standard, © Urbanmoves 2020. Produced for Urban Moves. REF: 1402024

## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**

**W.C.**

**Reception Room**  
14' 2" x 10' 4" (4.32m x 3.15m)

**Dining Room**  
9' 9" x 9' 1" (2.97m x 2.77m)

**Kitchen**  
9' 9" x 8' 4" (2.97m x 2.54m)

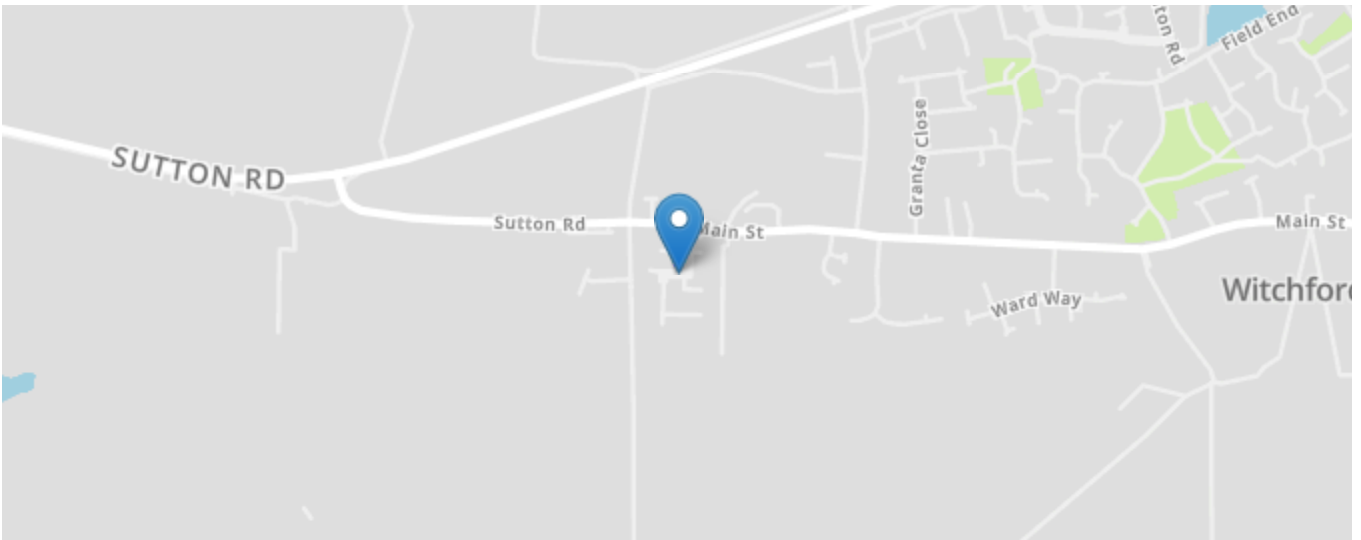
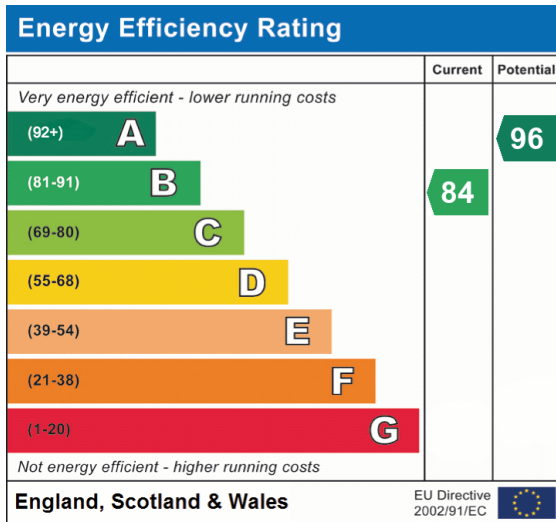
### FIRST FLOOR

**Landing**

**Bedroom 1**  
17' 9" max. x 9' 5" max. (5.41m x 2.87m)

**Bedroom 2**  
14' 7" max. x 10' 2" max. (4.45m x 3.10m)

**Bathroom**  
7' 0" max. x 6' 4" max. (2.13m x 1.93m)



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.