



De Playz Close

Methwold, IP26

Prices from £80,000

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Description

SHARED OWNERSHIP! Two bedroom house available to purchase from a 40% share at £80,000. Full market value £200,000.

This newly built two bedroom home is located within a popular, modern development on the outskirts of Methwold village and benefits from off street parking for two cars in addition to a fully enclosed rear garden.

Downstairs the house comprises a welcoming entrance hall with ample space to remove coats and shoes as well as a cloakroom W.C and generous sized storage cupboard which houses the electrical consumer unit.

The spacious kitchen/ dining room offers a range of wall and base level units, stainless steel sink and drainer, integrated cooker with electric hob and extractor hood over as well as space for appliances. There is a lounge to the rear of the property, which enjoys French doors that overlook the landscaped rear garden, and stairs leading to the first floor landing.

Upstairs the house includes two double bedrooms with a built in wardrobe to the master bedroom as well as a contemporary family bathroom comprising W.C, wash hand basin, heated towel rail and a bath with shower attachment over.

Outside the property includes a shingled driveway providing ample off street parking for two cars and a side access gate leading into a fully enclosed rear garden. The rear garden is predominantly laid to lawn with a modern patio area for seating/ entertaining and an air source heat pump which serves the electric air source heating system.

Measurements

Entrance Hall - 6'4" x 4'6"

Cloakroom W.C - 4'10" max x 4'6" max

Lounge - 15'7" max x 11'9" max

Kitchen/ Breakfast Room - 13'10" max x 12'7" max

Bedroom - 15'7" max x 11'4" max

Bedroom - 14'3" max x 8'00" max

Family Bathroom - 7'2" x 6'4"

Agents Note

Reservation deposit required - £250.00. Buyers will be subject to an affordability assessment by Broadland Housing Association before the reservation fee is payable.

There will be a one year defects warranty with Broadland Housing Group from the day of completion.

Leasehold

Shares available from 40%

Full market value: £200,000

Years remaining on Lease: 990 years

Service Charge: £30.65 (includes grounds maintenance & buildings insurance)

Rent on remaining share (at 40% ownership): £275.00

The maximum share that can be purchased initially is 75%. The share owned can be 'stair-cased' in future to a maximum of 80%.

Council Tax Band - Kings Lynn & West Norfolk, B.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied

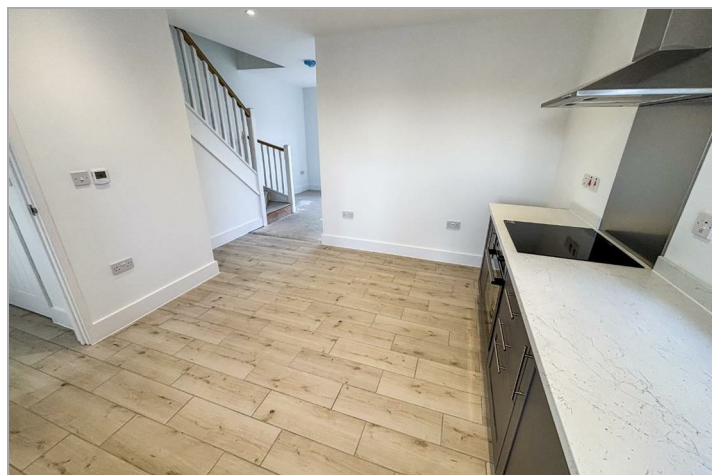
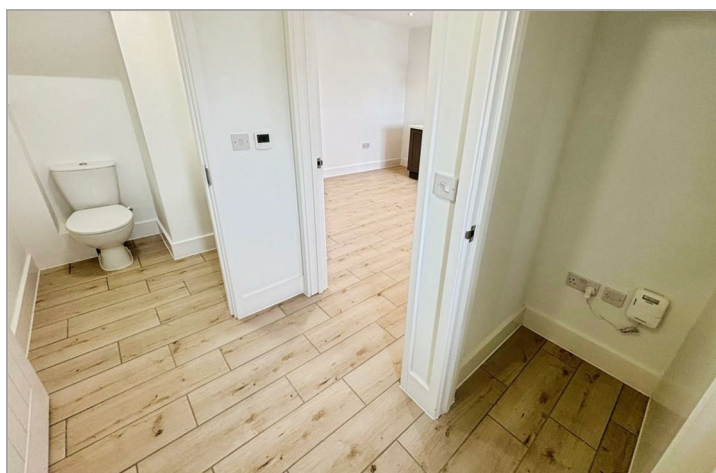
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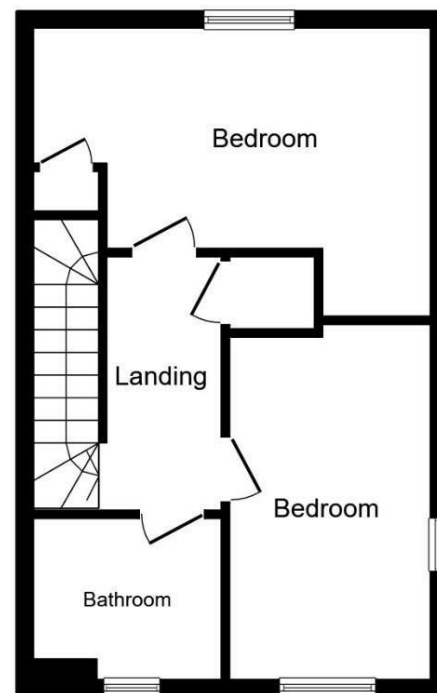
upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

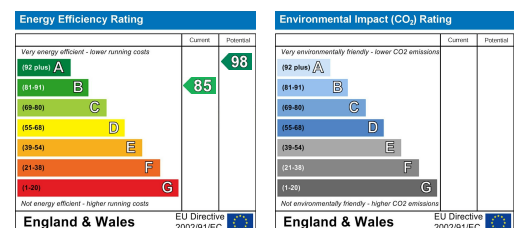




First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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