MOLYNEUX
ESTATE AGENTS

Feltwell Road

Downham Market, PE38

Prices from £63,000

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Description

This semi-detached home is available with Shared Ownership from 30% and has been refurbished internally to offer spacious, modern accommodation in a Norfolk village location.

Upon entering the house you will find a welcoming entrance hall, including a cloakroom W.C with wash hand basin. There is a contemporary kitchen which has been newly fitted and includes a range of wall and base level units, stainless steel sink and drainer, integrated cooker as well as an electric hob with extractor hood fitted over. The kitchen is also home to a wall mounted oil boiler and provides space for a couple of freestanding appliances.

The downstairs accommodation is concluded by a generous sized lounge with a large understairs cupboard offering a useful storage space. There is an external door leading outside to the rear garden.

Stairs lead to a first floor landing, which includes an airing cupboard housing a Vaillant hot water cylinder.

Upstairs, the property enjoys two well-proportioned double bedrooms and a family bathroom comprising W.C, wash hand basin and bath with a shower attachment over.

Outside, a shared access leads to private driveway off street parking, located immediately beside the house, as well as a side access gate leading into the fully enclosed rear garden. The garden is predominantly laid to lawn and includes a small patio area and lockable oil tank.

Measurements

Cloakroom W.C - 5'9" x 3'2"

Lounge - 15'5" max x 15'3" max

Kitchen - 9'1" max x 8'3" max

Bedroom - 15'3" max x 8'9" max

Bedroom - 15'5" max, narrowing to 11'7" min x 9'2" max, narrowing to 5'2" min

Family Bathroom - 8'3" max x 6'3" max

Shared Ownership

Leasehold

Shares available from 30%: £63,000
Full market value: £210,000
Years remaining on Lease: 990 years of a 990 year lease
Service Charge: £28.78 per month, including grounds maintenance and buildings insurance
Rent on remaining share (at 30% ownership): £336.88 per month

Staircasing is available up to 100%.

Non-refundable reservation deposit required - £500.00.

Buyers will be subject to an affordability assessment by Broadland Housing Association before the reservation fee is payable.

Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

Tel: 01842 818282

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note
There is a shared access into the private driveway off street parking which is located immediately beside the house.

This property will be sold as seen. There are no warranties or defects periods offered with the sale.

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

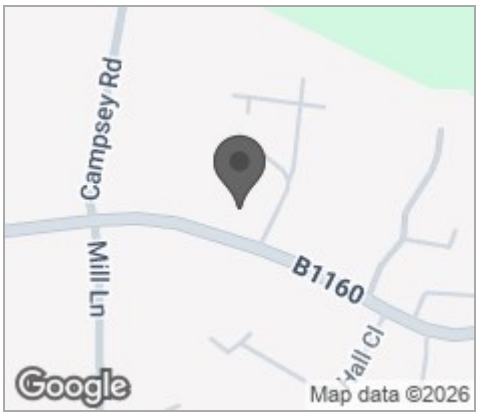
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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 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.

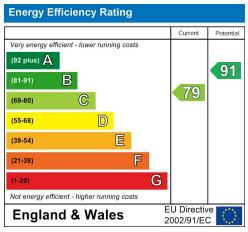
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

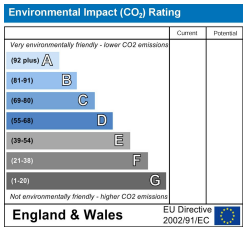
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.



Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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