MOLYNEUX
ESTATE AGENTS



Upcher Close

Feltwell, IP26

Price £97,500

2 1 1 C





Upcher Close

Feltwell, IP26

Price £97,500







Description

SHARED OWNERSHIP OPPORTUNITY!
50% SHARE - £97,500.
End terrace home found in cul de sac position within the Norfolk village of Feltwell.

The internal accommodation is accessed via a welcoming entrance hall, complete with a useful cloakroom and built-in storage, ensuring practicality for everyday living. The spacious lounge, located at the front of the home, boasts natural light thanks to its windows on both the front and side aspects, creating a warm and inviting atmosphere. At the rear, the kitchen/diner provides a fantastic space for family meals and entertaining, seamlessly opening to the enclosed back garden. This outdoor area is a true gem, predominantly laid to lawn, complemented by patio and decking spaces, ideal for enjoying sunny days. A timber shed offers additional storage, while a side gate provides easy access.

Upstairs, the landing leads to two generously sized double bedrooms, perfect for restful nights, along with a family bathroom that caters to all your needs. The property also benefits from allocated parking, conveniently located beside the home.

This shared ownership opportunity allows you to acquire a 50% share for £97,500, with the full market value set at £195,000, making it an attractive option for first-time buyers or those looking to downsize. With its idyllic Norfolk village location, this property is not just a house; it is a place to call home. Don’t miss the chance to make this lovely residence your own.

Measurements

Entrance Hall & Cloakroom

Lounge - 15' 3" x 10' 1" max

Kitchen/ Diner - 17' 1" x 8' plus door recess

Stairs to first floor landing

Bedroom 1 - 14' 10" max x 11' 4"

Bedroom 2 - 11' 11" x 9' 11"

Bathroom - 7' 6" max x 6' 8"

Shared Ownership

Leasehold
Shares available from 50%

Full market value: £195,000
Share value: £97,500

Service Charge: £51.73pcm
Rent on remaining share (at 50% ownership): £268.53pcm

Next rental increase: April 2027

The maximum percentage available to purchase is 80%.
There are 107 years remaining on the lease.
A successful applicant will need to have a local connection to the Parish of Feltwell. If they don’t have a connection here, we can consider applicants with a connection to the parishes of Hockwold-cum-Wilton, Methwold, Harthwold, Framlingham or Southery. A local connection is classified as someone living or working in the area or who has close family living there (parents, siblings, children).
All applicants must be eligible for the shared ownership scheme. Further information can be found on the government website here. Please ensure that you familiarise yourself with the requirements of the shared ownership scheme.
The RICS valuation values the property at £195,000.

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.

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
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 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.





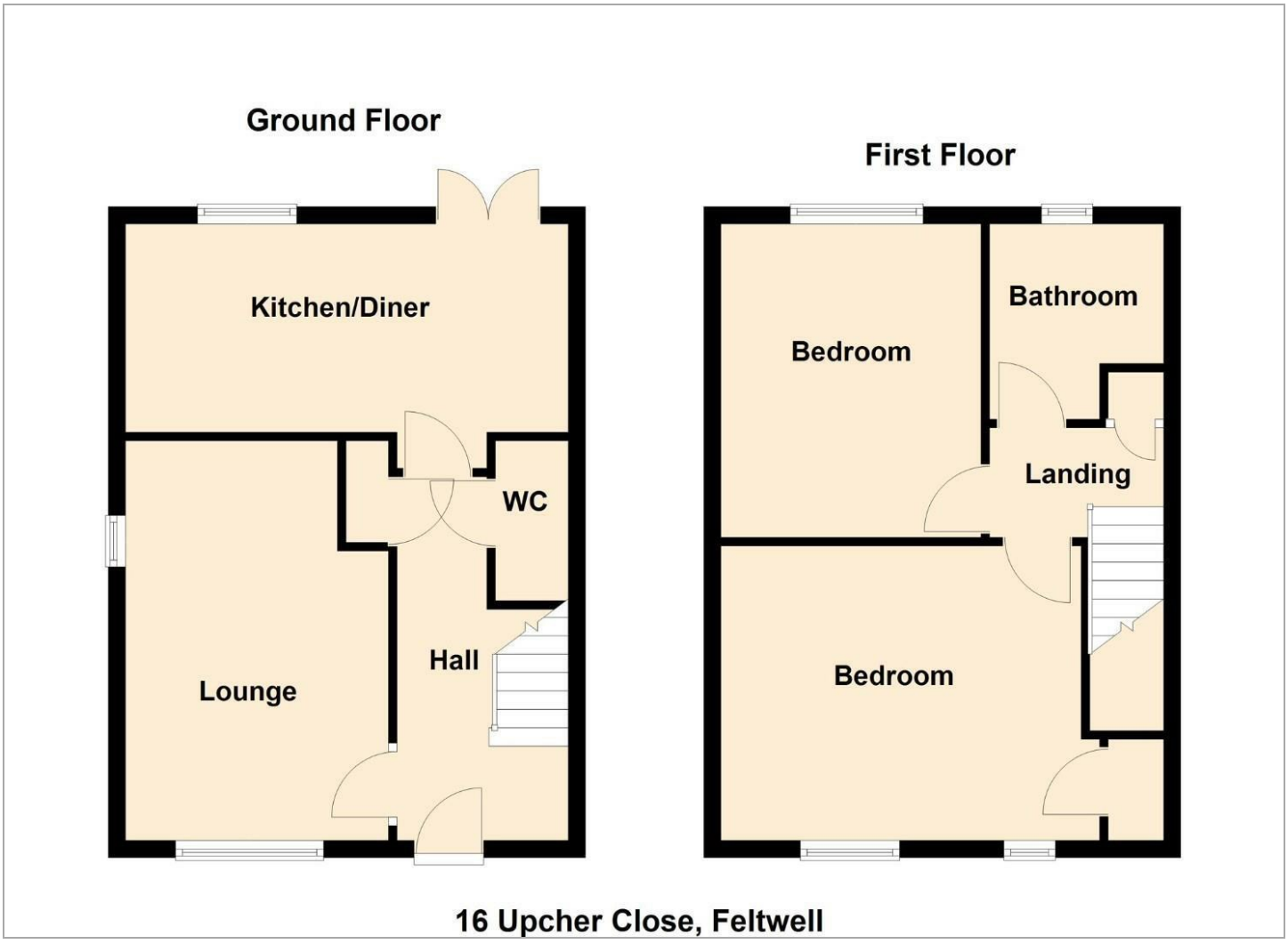






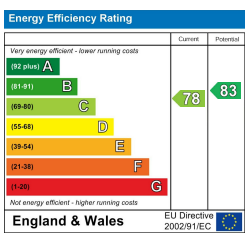


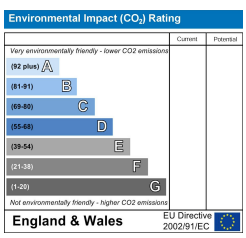




Viewing

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ
TEL: 01842 818282 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**