

## £80,000 Shared Ownership

Chase Street, Wisbech, Cambridgeshire PE13 3AU



- Guideline Minimum Deposit £8,000
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min. Income - Dual £23.1k | Single £25k
- Approx. 976 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Parking for Two Cars

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £200,000). A great chance to buy a three-bedroom, shared-ownership family home. This modern, semi-detached property has a spacious reception room, with under-stairs storage cupboard, and a large kitchen/dining room. A generously-sized utility room provides access to a ground-floor cloakroom as well as to the rear garden which features a patio, lawn and a paved seating area with pergola. On the first floor of the house is a full-width main bedroom, a second comfortable double bedroom, a smaller third bedroom and a stylish, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with two forecourt parking spaces and is also just a short walk from Wisbech's attractive town centre.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/09/2016).

**Minimum Share:** 40% (£80,000). The housing association will expect that you will purchase the largest share affordable.

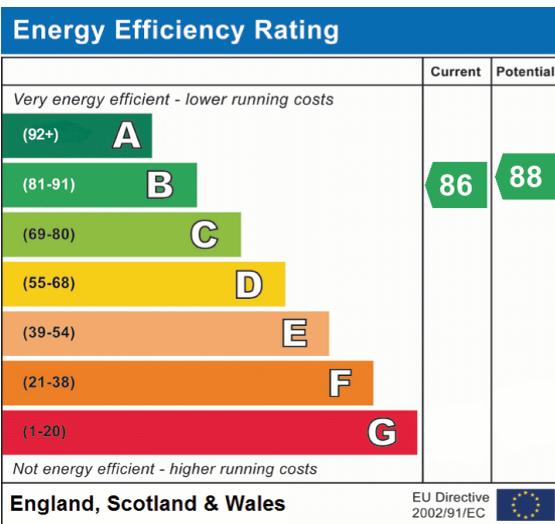
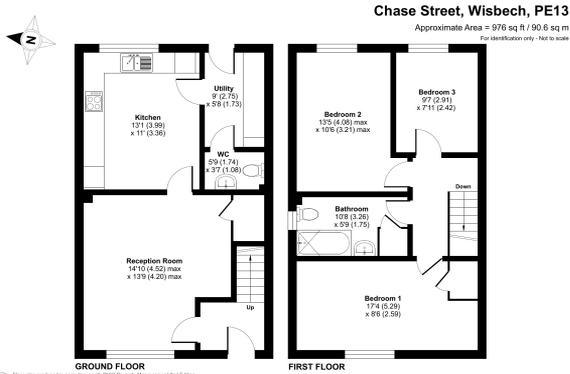
**Shared Ownership Rent:** £287.63 per month (subject to annual review).

**Service Charge:** £32.57 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £23,100 | Single - £25,000 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Fenland 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

**Reception Room**  
14' 10" max. x 13' 9" max. (4.52m x 4.19m)

**Kitchen**  
13' 1" x 11' 0" (3.99m x 3.35m)

**Utility Room**  
9' 0" x 5' 8" (2.74m x 1.73m)

**W.C.**  
5' 9" x 3' 7" (1.75m x 1.09m)

### FIRST FLOOR

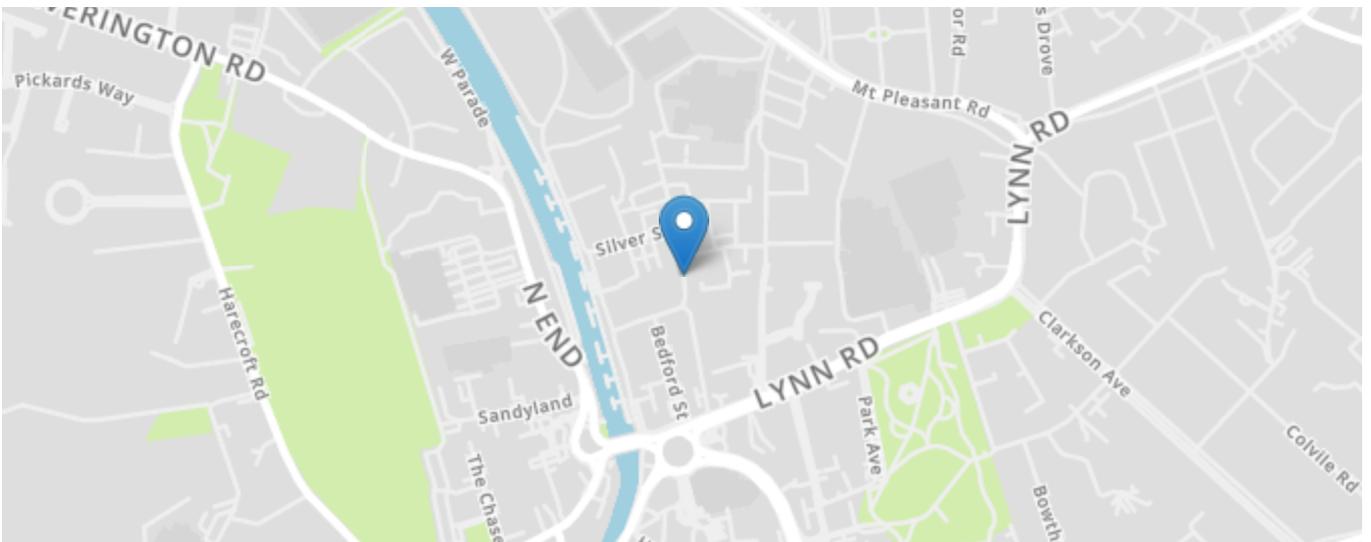
#### Landing

**Bedroom 1**  
17' 4" x 8' 6" (5.28m x 2.59m)

**Bedroom 2**  
13' 5" x 10' 6" max. (4.09m x 3.20m)

**Bedroom 3**  
9' 7" x 7' 11" (2.92m x 2.41m)

**Bathroom**  
10' 8" x 5' 9" (3.25m x 1.75m)



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.