

£82,800 Shared Ownership

Laburnum Close, Wymondham, Norfolk NR18 0FJ



- Guideline Minimum Deposit £8,280
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £22.9k | Single £28k
- Approx. 688 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Off Street Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 34.5% share. Full market value £240,000). A smartly-presented property that forms one end of a short terrace and features a ground-floor cloakroom, a spacious kitchen and a reception room which opens onto the south-west-facing rear garden. Upstairs there is a generously-sized main bedroom plus a second, smaller, double bedroom and a naturally-lit bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The house comes with a parking space and Wymondham town centre can also be reached via brief cycle or bus ride. There is a Waitrose supermarket just a short walk away and the local primary school is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 17/07/2009).

Minimum Share: 34.5% (£82,800). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £347.44 per month (subject to annual review).

Service Charge: £31.48 per month (subject to annual review).

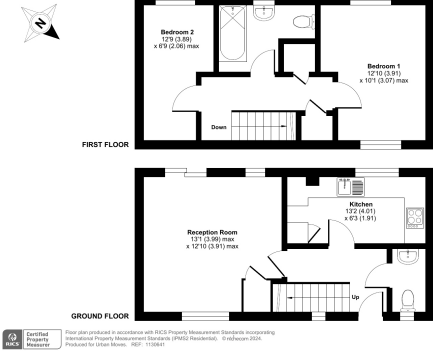
Guideline Minimum Income: Dual - £22,900 | Single - £28,000 (based on minimum share and 10% deposit).

Council Tax: Band B, South Norfolk 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.

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Approximate Area = 688 sq ft / 63.9 sq m
For identification only - Not to scale



DIMENSIONS

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen

13' 2" x 6' 3" (4.01m x 1.91m)

Reception Room

13' 1" max. x 12' 10" max. (3.99m x 3.91m)

FIRST FLOOR

Landing

Bedroom 1

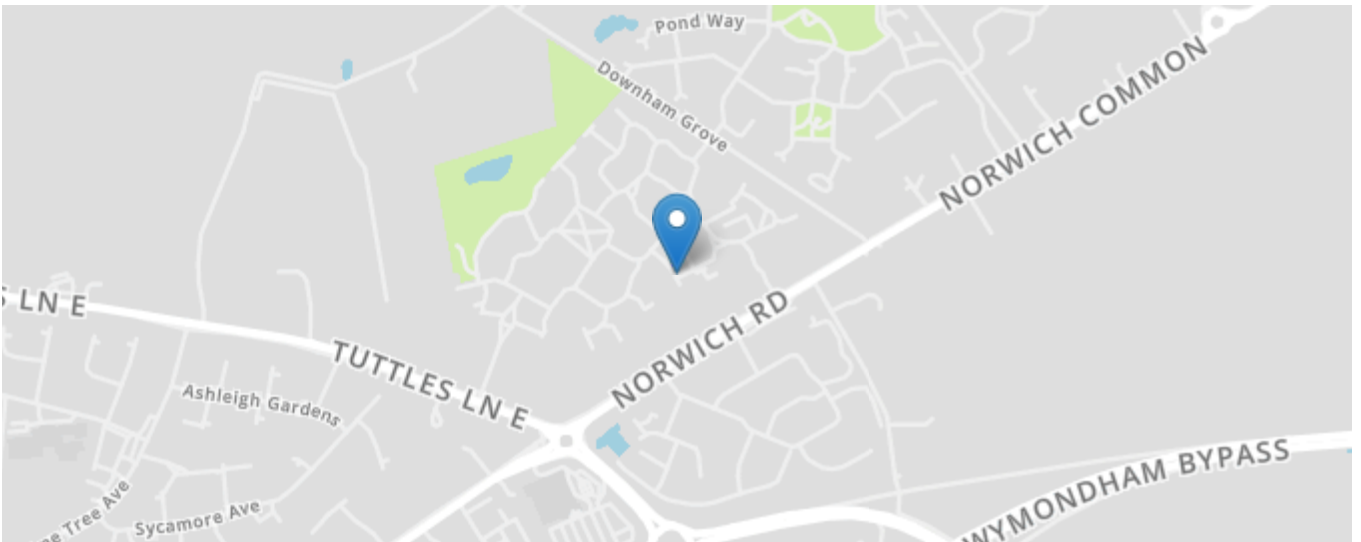
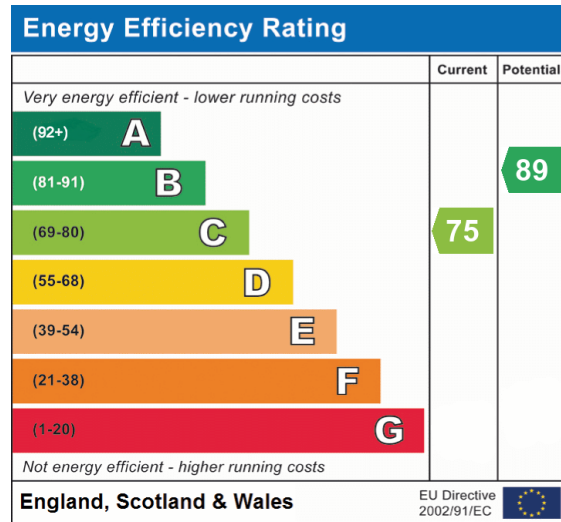
12' 10" x 10' 1" max. (3.91m x 3.07m)

Bathroom

Bedroom 2

12' 9" x 6' 9" max. (3.89m x 2.06m)

Certified Property Measurements
Floor plans produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (November 2018) - 1st Edition 2018.
Produced for Urban Moves - REF: 110841



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.