



6 Fenscape, Whittlesey, Peterborough PE7 1GS

£123,000



*** 60% SHARED OWNERSHIP OR AVAILABLE AT 100% OWNERSHIP FOR £205,000 *** " This 2 bedroom semi-detached home is ideal for a first time buyer to get onto the property ladder. Shared ownerships work on a Part Buy, Part Rent way of owning your own home. The home itself features 2 parking spaces, entrance hall, kitchen, living space, WC, 2 good size bedrooms and a bathroom. Viewings recommended. EPC Energy Rating - B / Council Tax Band B"

ENTRANCE

Door to front, radiator and stairs to first floor.

KITCHEN

Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated oven, 4 ring gas hob, space for freestanding fridge / freezer, space for undercounter washing machine and radiator. UVPC Window to front.

LOUNGE

15' 0" x 13' 8" (max) (4.57m x 4.17m) (approx) Window to rear and side, door to rear and cupboard.

W/C

3' 1" x 5' 1" (0.94m x 1.55m) (approx) Fitted with a low level W/C, wash hand basin and radiator. Window to front.

FIRST FLOOR

Loft access.

BEDROOM 1

10' 5" x 10' 3" (3.17m x 3.12m) (to cupboard) (approx) Window to front, radiator and cupboard.

BEDROOM 2

9' 1" (min) (2.77m) 11' 0" (max) x 13' 7" (3.35m x 4.14m) (approx) Window to rear.

BATHROOM

6' 5" x 6' 8" (1.96m x 2.03m) (approx) Fitted with a three piece suite comprising of low level W/C, wash hand basin and bath with shower over. Window to side and radiator.

OUTSIDE

The front of the property has two parking spaces. The rear of the property is mainly laid to lawn with a patio area.

AGENT NOTES

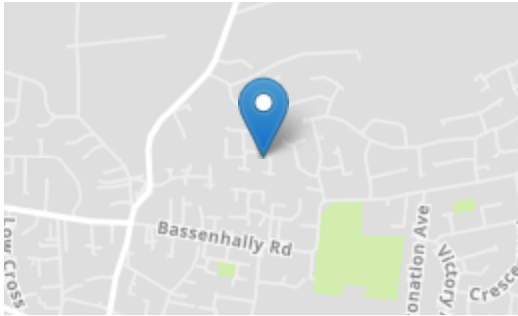
The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

Shared Ownership house, the lease is granted 6th April 2022 for a term of 990 Years.

The vendors has a 60% share purchase price £123,000 and the rent will be £208.82 a month. (you can purchase a larger share full details in branch)

There is a service charge of £51.93 per month, this includes, service charge, building insurance and management fee.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	96
England, Scotland & Wales		
EU Directive 2002/91/EC		

