



Buttermere Way, Carlton Colville Lowestoft NR33 8FN

welcome to

Buttermere Way, Carlton Colville Lowestoft

William H Brown are delighted to present this THREE Bedroom Mid-terraced home located on Buttermere Way in Carlton Colville. The property is Shared Ownership - with a forty percent share being available to purchase, eligibility criteria apply - fantastic opportunity for Local First time buyers!



Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Door to WC and Lounge, Radiator, Carpet flooring.

Downstairs Wc

Double glazed window to Front aspect, WC, Wash hand basin, Radiator, Laminate wood effect flooring.

Lounge

15' 7" x 11' 8" (4.75m x 3.56m)

Double glazed window to Front aspect, Door to Kitchen, Radiator, Power points, Carpet flooring.

Kitchen/ Diner

15' 2" x 8' 8" (4.62m x 2.64m)

Double glazed window to Rear aspect, Double French doors to Garden, Partially tiled walls, Fitted Kitchen units and work surfaces, Sink and drainer unit, Built in storage cupboard, Integrated Gas Hob, Overhead Extractor Fan, Oven, Plumbing for washing machine, Radiator, Space for American style Fridge Freezer unit, Tiled flooring.

First Floor

Landing

Access to Bedrooms 1-3 and Bathroom, Built in airing cupboard, Loft hatch, Carpet flooring.

Bedroom 1

14' 1" Max x 8' 9" (4.29m Max x 2.67m)

Double glazed window to Rear aspect, Double Bedroom, Door to En suite, Power points, Radiator, Carpet flooring.

Ensuite

Partially tiled walls, WC, Wash hand basin, Corner shower cubicle, Radiator, Laminate wood effect flooring.

Bedroom 2

8' 8" Max x 8' 6" Max (2.64m Max x 2.59m Max)

Double glazed window to Front aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

Bedroom 3

8' 10" x 6' 2" (2.69m x 1.88m)

Double glazed window to Rear aspect, Partially paneled walls, Power points, Radiator, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Partially tiled walls, WC, Wash hand basin, Bath tub with overhead shower and screen, Radiator, Laminate wood effect flooring.

Outside

Front Garden

Fencing to Front with decking to Side and low maintenance, Leading to Front door. Front view is to Open green space.

Rear Garden

Landscaped Rear garden with decking and built in lighting leading to Rear access gate, Timber shed with running power and space for tumble dryer. Fully enclosed by fencing with Rear gate leading to allocated parking.

Shared Ownership

Shared Ownership enables you to buy a share in the home via a mortgage or savings and you pay a reduced rent on the part you do not own. This specific home is listed at a forty percent share, where you will pay £304.69 rent on the share you do not own per month.

Eligibility Criteria

You can apply to buy the home if both of the following apply:

- Your household income is £80,000 or less
 - You cannot afford all of the deposit and mortgage payments to buy a home that meets your needs
- One of the following must also be true:
- You're a first-time buyer
 - You used to own a home but cannot afford to buy one now
 - You're forming a new household - for example, after a relationship breakdown
 - You're an existing shared owner, and you want to move

- You own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

There is a local connection requirement: the buyers must live, work, or have family who live in Carlton Colville for a continuous period of not less than 2 years.

-The applicant has a member of their household in Carlton Colville (a parent, adult child, brother, or sister) who has lived there for a period of not less than 5 years.

-The applicant has been employed in Carlton Colville for a continuous period of not less than 2 years.



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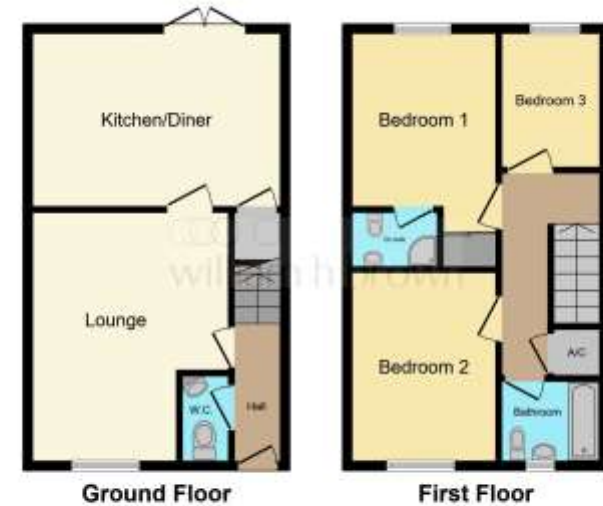
- Three Bedroom Mid-Terraced Home
- ** Shared Ownership Home - Forty Percent Share For Sale - Eligibility Criteria Applies**
- Allocated Parking Space to Rear
- Modern Kitchen/ Diner with French Doors to Rear Garden
- Downstairs WC, Main Bedroom Ensuite and Family Bathroom
- Landscaped Rear Garden with Decking and Shed with Electricity Supply
- Desirable Carlton Colville Location, Close to Local Amenities
- Fantastic Opportunity For Those Looking to Get on The Housing Ladder !

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£84,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW109018 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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