



9 Norway Close, Leigh Sinton, WR13 5FE

**Asking Price
£189,000**

A very well appointed semi detached bungalow, built in 2018 and offered as part of the Discount Market Scheme (local eligibility and financial criteria apply), whereby the purchase price is 70% of the market value, but the buyer owns 100% of the Freehold interest in the property. No. 9 has been immaculately maintained by the current owner. In brief the accommodation comprises: Hallway, well fitted kitchen, living/dining opening onto the rear garden, and a nicely landscaped, good sized garden. There is ample parking to the front, gas central heating and double glazing. For further details, or to arrange a viewing, please contact us on 015684 561411.



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ENTRANCE

Approached over the driveway leading to the storm porch covering the front door opening into:

HALLWAY 14'2" x 4'11" (4.34m x 1.52m)

With access to loft space, power points, built-in storage cupboard with shelving and radiator.

KITCHEN 8'6" x 15'6" (2.60m x 4.74m)

Front facing double glazed window, matching range of wall and base units, space and plumbing for washing machine and tumble dryer, inset stainless steel sink unit, cupboard housing the central heating boiler, electric cooker with hood over, broom cupboard, space for upright fridge freezer, radiator.

LIVING ROOM 12'2" x 14'6" (3.73m x 4.43m)

A spacious and light room with rear facing double glazed window and patio doors, two radiators and twin ceiling lights.

BEDROOM TWO 8'6" x 12'0" (2.60m x 3.66m)

Front facing double glazed window, radiator.

BEDROOM ONE 12'5" x 10'11" (3.79m x 3.34m)

Rear facing double glazed window looking over the garden, radiator.

SHOWER ROOM 6'8" x 7'4" (2.09m x 2.25m)

Rear facing obscure glass double glazed window, generous glazed shower cubicle, close coupled WC, pedestal hand basin, radiator, extractor unit.

EXTERNALLY

The rear garden is of a good size and has been beautifully put together. It is fully enclosed with both a good sized flag stoned patio and a generous decked area, plus outside tap. These lead to the lawned garden with inset trees, a wooden shed and gated access to a walkway to the front.



AGENT'S NOTE

DISCOUNT MARKET SALES SCHEME

- This is a discount market sale home offering 30% discount off open market value. Whilst the purchaser will own 100% of the property, this discount remains a restriction on the property in perpetuity which means it remains in place on any future sales.

- There are eligibility and local connection criteria which applicants are required to meet to be considered for this property. These remain in place for any future re-sale of this property. A local connection, in order of priority:

- To the parish of Leigh and Bransford

- ordinarily resident or employed or whose family are ordinarily resident within the District of Malvern Hills within a ten mile radius of the site

Prospective purchasers should be 18 years or older

A combined annual income (if purchasing in joint names, then this refers to all purchasers) cannot exceed £80,000 in the tax year immediately preceding the year of purchase

Evidence that they are unable to purchase on the open market

To be considered for purchasing this property, a prospective purchaser must complete the application form in full to be reviewed by the Council

The property cannot be rented out.

Please contact us on 01684 561411 or malvern@allan-morris.co.uk for further information and the Discount Market Sales Application form.

DIRECTIONS

From Great Malvern proceed along the A449 towards Malvern Link. After approximately half a mile at the traffic lights at Link Top, turn left towards Leigh Sinton. The road forks in three directions, take the right hand fork signed to Leigh Sinton into Newtown Road. Continue along this route to the outskirts of Leigh Sinton. At the T Junction with the A4103 turn left and then an immediate left into Kiln Lane. Follow the road round taking the left turn into Norway Close where the property can be found on the left hand side, as indicated by the Allan Morris 'For Sale' board.

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