



Yew Drive

, IP27

Price £100,000

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Description

Molyneux Estate Agents are exciting to offer this exciting shared ownership opportunity! A 50% share of this lovely home is available for just £100,000, with a £368.32 rent payable for the remaining share, which includes buildings insurance. This property does have a local connection clause, so any potential buyer must live, work or have a family connection to the Forest Heath District Council area.

The property boasts a mains gas fired central heating, plus sealed unit UPVC windows throughout, and is offered with NO ONWARD CHAIN. There is also off street parking for two cars located just opposite the home.

The accommodation is accessed via a welcoming entrance hall, where you'll find a useful cloakroom with W.C and wash hand basin, stairs leading to the first floor landing, plus doors in to the lounge and kitchen. The lounge is a superb size and boasts dual aspect, with windows to both the front and rear allowing for lots of natural light. The kitchen includes a range of fitted wall and base units with worktop over. The boiler is wall mounted within the kitchen, which also includes a built in cupboard 'under the stairs' and both a window and door to the rear garden.

Once upstairs the landing opens to all three bedrooms and the family bathroom. The master and second bedroom both have windows to the front aspect, with a built in former airing cupboard also found in bedroom two. The third bedroom has a window looking over the rear garden. The bathroom completes the accommodation, and comprises a panelled bath with shower attached, W.C, wash hand basin and a window to the side.

The home enjoys a generous rear garden, which is predominantly laid to lawn, and also features a small patio area and timber shed. There is an enclosing wall to the rear and left side of the garden, as well as a side gate for access.

An internal viewing is now available and comes highly recommended. Contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Entrance Hall

Lounge/ Diner - 16' 11" x 12' 9"

Kitchen - 12' 11" x 12' 10" max

Cloakroom (W.C)

Stairs to first floor landing

Bedroom 1 - 12' 9" x 11' 6" max

Bedroom 2 - 12' 10" max x 9' 9"

Bedroom 3 - 8' 9" x 7' 8"

Bathroom - 6' 8" x 5' 8"

Council Tax band - B

Property is Leasehold. This is a Shared Ownership home. The housing association is Flagship Homes.

The rent on the remaining share is £368.32 to include buildings insurance, based on a 50% ownership.

Staircasing to a higher share is possible, to a limit of 90%.

For any additional information, please contact us.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Tel: 01842 818282

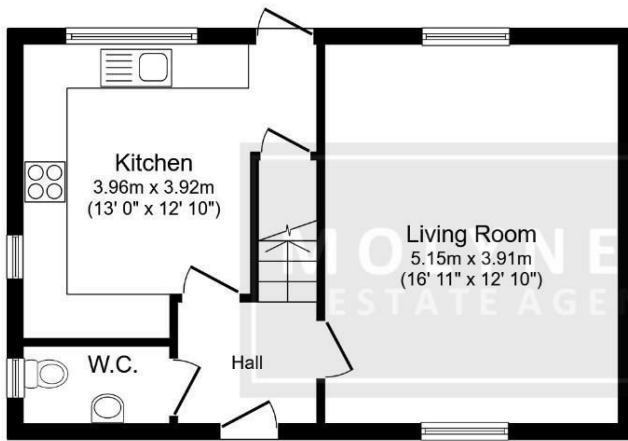
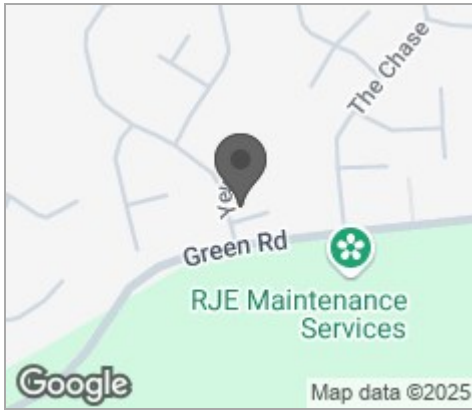
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

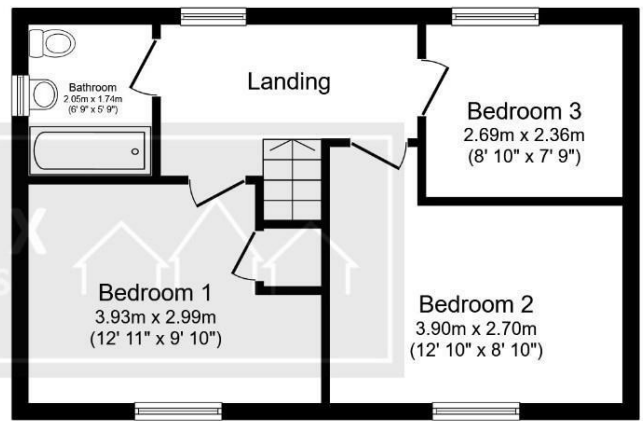
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Ground Floor
Floor area 41.8 m² (450 sq.ft.)



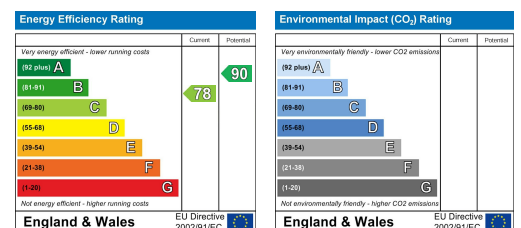
First Floor
Floor area 41.8 m² (450 sq.ft.)

TOTAL: 83.6 m² (900 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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