



## Feltwell Road

Southery, PE38

Prices from £88,000



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## Description

This impressive semi-detached home is available with SHARED OWNERSHIP from 40% and has been refurbished internally to offer MODERN ACCOMMODATION in a Norfolk village location.

Downstairs the house comprises a welcoming entrance hall which includes a generous sized cloakroom W.C with wash hand basin, useful understairs storage cupboard as well as stairs leading to the first floor landing. There is a bright and spacious lounge overlooking the rear garden whilst the internal accommodation is concluded by a fully fitted kitchen/ dining room which offers a range of wall and base level units, stainless steel sink and drainer, wall mounted oil boiler (recently serviced at time of listing) as well as ample space for appliances.

Upstairs there are three bedrooms as well as a family bathroom which comprises W.C, wash hand basin and a bath.

Outside the house enjoys front and rear gardens in addition to an off street parking space to the rear.

## Measurements

Cloakroom W.C - 6'10" max x 4'6" max

Lounge - 17'4" max x 17'2" max

Kitchen/ Dining Room - 14'7" max x 10'4" max

Bedroom - 12'3" x 10'4"

Bedroom - 13'6" max x 10'4" max

Bedroom - 9'3" x 7'1"

Family Bathroom - 6'9" max x 6'7" max

## Agents Note

This property will be sold as seen. Reservation deposit required - £250.00. Buyers will be subject to an affordability assessment by Broadland Housing Association before the reservation fee is payable.

Leasehold

Shares available from 40%

Full market value: £220,000

Years remaining on Lease: 990 years of a 990 year lease

Service Charge: £23.91

Rent on remaining share (at 40% ownership): £302.50

Staircasing is available up to 100%.

Council Tax Band - Kings Lynn & West Norfolk, B.

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.

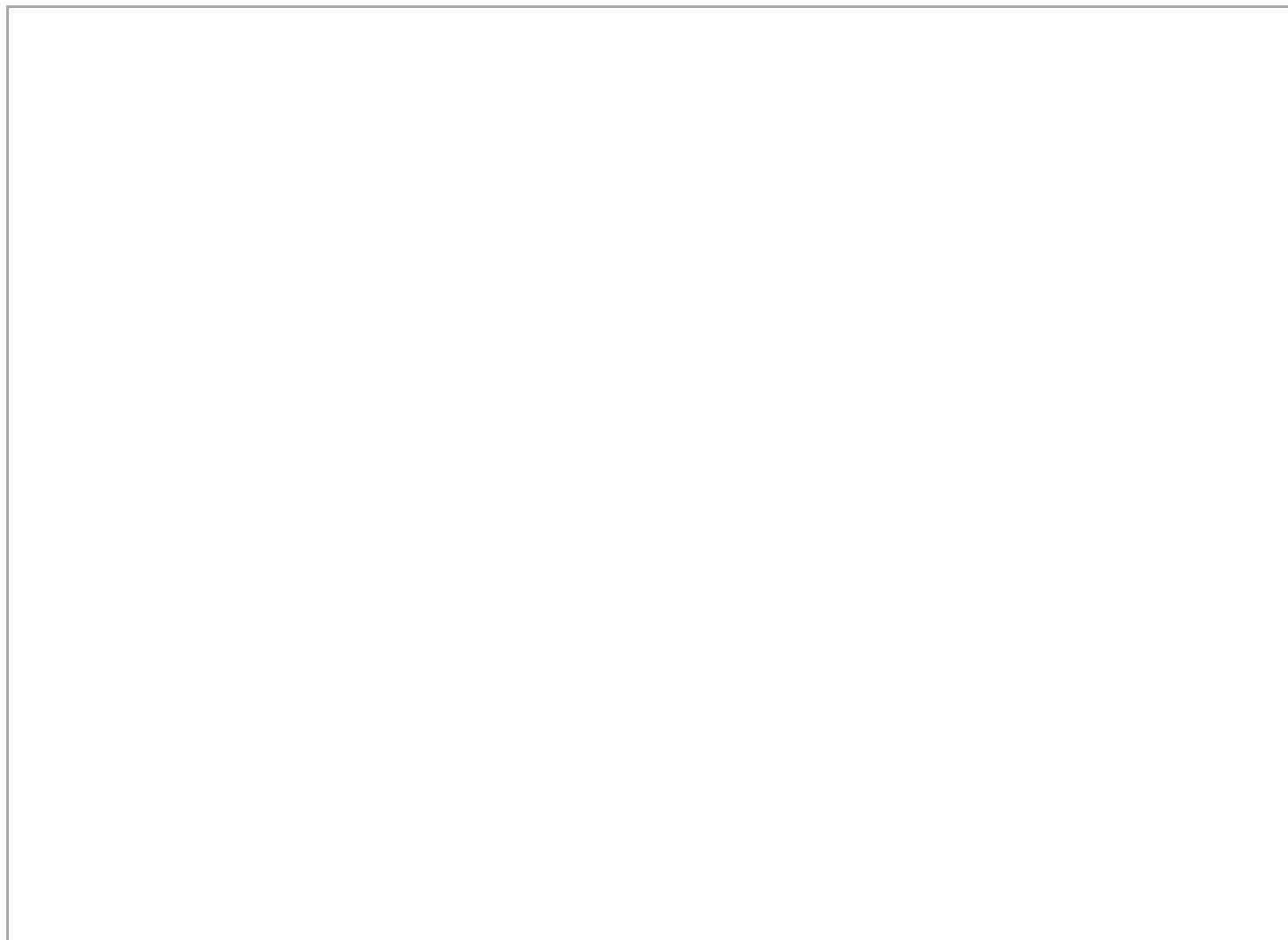
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.





## Viewing

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(F2 plus)	A		
(F1-91)	B		
(F9-80)	C	77	89
(D5-68)	D		
(D9-54)	E		
(D1-38)	F		
(G1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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