



**Hubbards Loke, Great Witchingham, Norwich, NR9 5AZ**



**welcome to**

**Hubbards Loke, Great Witchingham, Norwich**

This shared ownership property could be a great way to keep your mortgage to a sensible level and purchase a decent home of your own, on a budget. It's a 2 bedroom, modern house, large patio garden and parking for two cars off road. There is NO ONWARD CHAIN!



## Description

Shared ownership is a great way to buy your own home, on a budget. You will own half the property and rent half, keeping your mortgage to a sensible level. This is a modern house of decent proportions with 2 bedrooms, an enclosed and paved patio garden of good size to the rear and parking for two cars to the front. There is a first floor bathroom and a downstairs cloaks WC, heating is oil-fired, and windows are double-glazed. Enjoys a cul-de-sac setting in a village location with a range of village amenities and a playing field nearby. There is NO ONWARD CHAIN! Ask for more information about purchasing shared ownership property.

## Canopied Entrance Porch

With double-glazed front door opening to;

## Hallway

Stairway leading off, white panelled doors and under stairs storage.

## Cloaks W C

With double-glazed window, wash basin, W C

## Kitchen

11' 7" x 6' 9" min narrowing to 8' 4" max (3.53m x 2.06m min narrowing to 2.54m max)  
With double-glazed front window, fitted range of base and wall units to three sides. Work surfaces have tiled surrounds and stainless steel sink unit. Electric oven/oven with stainless steel hood above, space for washing machine and fridge freezer.

## Living Room

15' 4" x 13' (4.67m x 3.96m)  
With double-glazed window and doors opening out to the rear garden, built-in cupboard

## First Floor Landing

With balustrade to stairwell, white panelled doors opening off include cupboard housing heating and hot water system.

## Bedroom 1

15' 4" x 7' 3" max narrowing to 5' 11" min (4.67m x 2.21m max narrowing to 1.80m min)  
With two double-glazed rear windows overlooking garden, fitted mirror fronted wardrobes.

## Bedroom 2

13' 7" max x 8' 8" max (4.14m max x 2.64m max)  
With two double-glazed front windows, mirror fronted wardrobe.

## Bathroom

With light tube for some natural light, extractor fan, shaver point. Bath with shower over. W C and wash basin.

## Outside

The property is set behind surfaced driveway parking for two vehicles with a paved approach path leading to your front door. To the rear is a sizeable and enclosed patio paved garden. To the far end a large, modern custom built workshop which offers storage and a workshop space as well housing the oil tank. This outbuilding may be removed by the vendor but is available for separate purchase if required.

## Tenure/Shared Ownership

This property is held on the remainder of a 99 lease from 2014.

Our client is offering their 50% share for sale. There is provision subsequently to increase this share, subject to T&Cs. Broadland Housing Association own the remainder and rent that share to the property owner. Current rent and service charge 2025/26 is £275.86 pcm.

Talk to us about the buying process. Broadland Housing will need to approve any purchaser.



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.focalagent.com](http://www.focalagent.com)



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## **Hubbards Loke, Great Witchingham, Norwich**

- Shared Ownership, ideal for those on a budget.
- NO ONWARD CHAIN
- Decent sized Patio Garden
- Parking for 2 cars Off Road
- Oil-Heating & Double- Glazing
- Purchase 50% of the Property now & Option to purchase a large share in the future

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 468.72

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2013. Should you require further information please contact the branch.  
Please Note additional fees could be incurred for items such as Leasehold packs.

# £98,750



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RPM103797 - 0003

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**william h brown**



**01603 873208**



[Reephams@williamhbrown.co.uk](mailto:Reephams@williamhbrown.co.uk)



4 Townsend Court, REEPHAM, NORWICH,  
Norfolk, NR10 4LD



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**