



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.

Cloakroom

With double-glazed window, wash basin & WC.

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 One

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 Two

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. WC 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, to be included with the sale.

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's & C's.

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



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welcome to

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.

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103797 - 0005

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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