

LEASEHOLD

House - Semi-Detached

# 35 PARK VIEW, HORSFORD, NR10 3FD

35% Shared ownership

£84,000

## FEATURES

- 35% Shared Ownership Scheme
- Semi Detached Property
- Spacious Entrance | Hall
- Sitting Room
- Kitchen / Dining Room
- Cloakroom
- Two Generously Sized Bedrooms
- Bathroom
- Enclosed Rear Garden
- Off Road Parking & Cart port



# 2 Bedroom House - Semi-Detached located in Horsford

Nestled in the charming area of Park View, Horsford, this delightful semi-detached house offers an exceptional opportunity for first-time buyers or those seeking a more affordable living option. Built in 2012, this modern home is being sold at an attractive 35% shared ownership, making it an ideal choice for anyone looking to step onto the property ladder without the burden of full market value.

Upon entering, you are greeted by a spacious entrance hall that leads to a well-appointed living room, perfect for relaxation or entertaining guests. The kitchen diner is a highlight of the home, providing ample space for family meals and gatherings. A convenient ground floor WC adds to the practicality of the layout, ensuring that the needs of modern living are met.

The property boasts two generously sized double bedrooms, offering comfortable accommodation for individuals or small families. The first-floor family bathroom, complete with a Velux window, allows for natural light to flood the space, creating a bright and airy atmosphere.

Outside, the enclosed rear garden provides a private sanctuary for outdoor enjoyment, whether it be for gardening, play, or simply unwinding after a long day. Additionally, the property benefits from off-road parking which is a valuable asset in today's busy world.

This property is not only a sound investment but also a wonderful place to create lasting memories. With its modern features and prime location in Horsford, this semi-detached house is a must-see for anyone looking to embrace a new chapter in their life.

## Entrance Hall

UPVC front door, LVT flooring, radiator, stairs to first floor, access to all rooms.

## Cloakroom

LVT flooring, low level WC, sink unit, double glazed window to rear, access to understairs storage cupboard.

## Lobby

LVT flooring, UPVC door to rear garden.

## Kitchen / Dining Area

LVT flooring, a range of base and wall units with space and plumbing for a washing machine and dishwasher also space for a tall standing fridge / freezer, electric oven and gas hob, sink unit with drainer, all complete with rolled edged work surfaces over and tiled splashbacks. radiator, double glazed window to the rear aspect and access into the lobby.

## Sitting Room

LVT flooring, radiator, double glazed window to front aspect.

## Landing

Carpet flooring, airing cupboard, double glazed window to side aspect, access to all rooms.

## Bedroom One

Carpeted flooring, radiator, double glazed window to front aspect.

## Bedroom Two

Carpeted flooring, radiator, double glazed window to front aspect.

## Bathroom

Vinyl flooring, panelled bath with shower head over, low level WC, sink unit, double glazed overhead skylight.

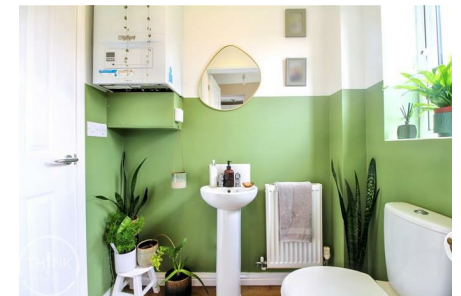
## Outside

The rear garden is fully enclosed and low maintenance, benefiting from laid to lawn, and a patio area. The property offers a carport which allows for up to two vehicles. there is also a gate that allows access into the rear garden.

## Agents Note

Please note the asking price is 35% shared ownership (£240,000 full value), the other 65% is owned by Flagship.  
The Shared Ownership Rent: £336.86 per month (subject to annual review).  
We understand that you can staircase to the full value to be confirmed.





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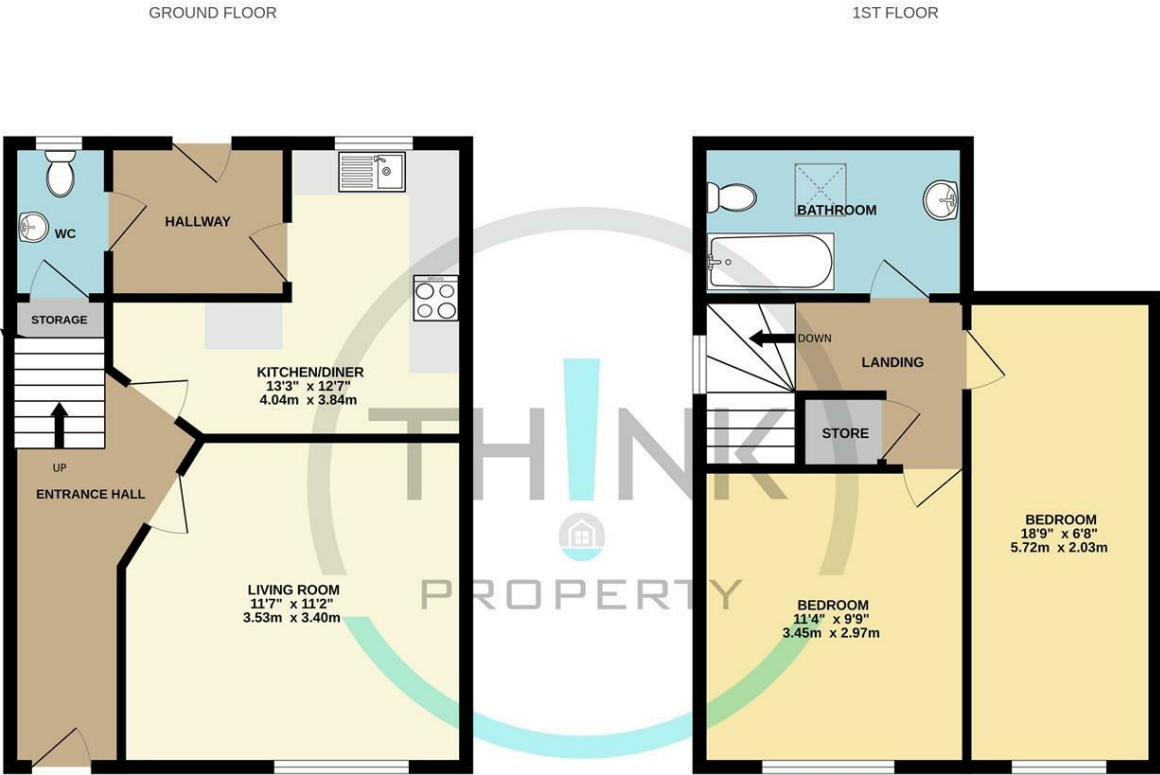
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Council Tax Band  
**B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 5/2025

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

