





Kenrick Cottages, Great Bircham PE31 6EP

william h brown

welcome to

Kenrick Cottages, Great Bircham

Shared Ownership from 30%! A brand-new two-bedroom semi-detached home in sought-after Great Bircham, offering a lounge, kitchen/diner, private garden and parking for two cars. An affordable way to step onto the property ladder.













Agent Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Heating: Electric - Air Source Heat Pump.

Accommodation
Entrance Hall
No flooring. Cupboard under stairs.

Cloakroom
Fitted with WC, wash hand basin with tiled splashback.

Lounge
No flooring. Double-glazed window to the front. Wooden double doors to the kitchen/diner.

Kitchen/Diner
Vinyl flooring. Fitted with wall and base units, Bosch hob, oven and extractor fan. Stainless steel sink drainer with mixer tap. Space for fridge freezer and washing machine. Wooden double-glazed patio door to the garden. Wooden double-glazed window to the rear.

First Floor Landing
Cupboard to water tank. Loft access.

Bedroom One
Wooden double-glazed window to the front. Radiator.

Dressing Room
Off bedroom one. Wooden double-glazed window with obscured glass to the front. Radiator.

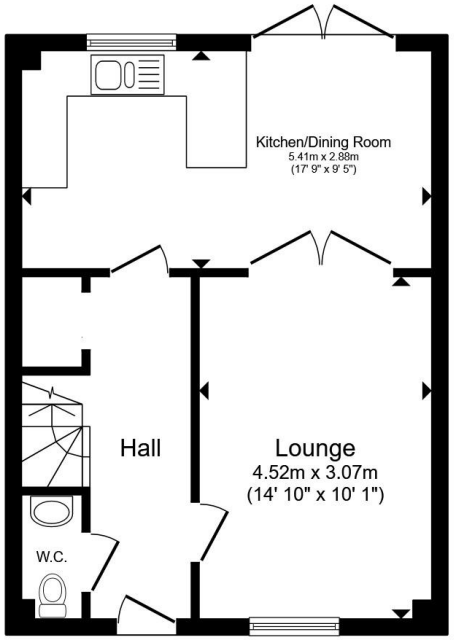
Bedroom Two
Wooden double-glazed window to the rear. Radiator.

Bathroom
Vinyl flooring. Fitted with WC, bath, shower cubicle, wash hand basin and chrome towel rail. Part tiled walls. Double-glazed window to the rear.

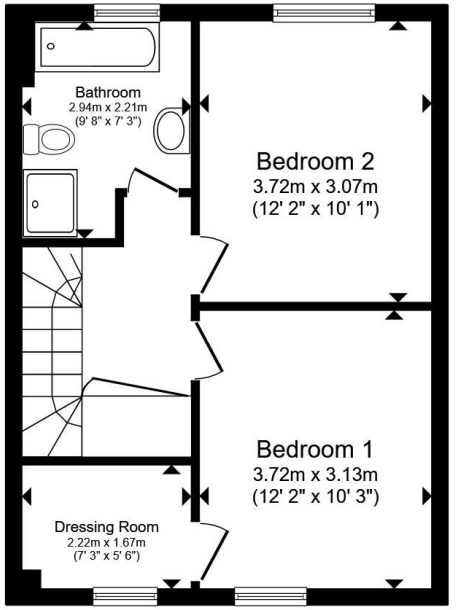
Outside
Front Garden
Level access via ramp.

Rear Garden
Patio with tiered garden leading to lawn and established trees.

Parking
Two parking spaces, side by side.



Ground Floor



First Floor

Total floor area 81.1 m² (873 sq.ft.) approx

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.propertybox.io

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welcome to

Kenrick Cottages, Great Bircham

- New Two-Bedroom Semi-Detached Home
- Two Well-Proportioned Bedrooms
- Spacious Living Room
- Modern Kitchen/Diner with Patio Doors
- Private Rear Garden

Tenure: Leasehold EPC Rating: B
Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership (30%)

£96,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108836 - 0006

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.

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