





**Stave Close, Pott Row, King's Lynn, PE32 1FW**

***welcome to***

## Stave Close, Pott Row, King's Lynn

75% shared ownership – an ideal opportunity to step onto the property ladder! Beautifully presented three-bedroom modern home with spacious living accommodation, open-plan kitchen/diner, garage, driveway parking and an enclosed rear garden.













**Accommodation:**
Double-glazed entrance door to:

**Entrance Hall**
Door to the front. Stairs leading to the first floor landing.

**Cloakroom**
Fitted with WC & wash hand basin. Double-glazed window to the side.

**Lounge**
Double-glazed window to the front. Built-in storage.

**Kitchen/Diner**
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, an electric oven & an electric hob with stainless steel cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for washing machine & dishwasher. Built-in storage cupboards. Double-glazed window & double-glazed door to the rear.

**First Floor Landing**
Stairs from the entrance hall. Airing cupboard.

**Bedroom One**
Double-glazed window to the rear. Radiator. Built-in wardrobe.

**Bedroom Two**
Double-glazed window to the front. Radiator. Built-in wardrobe.

**Bedroom Three**
Double-glazed window to the front. Radiator.

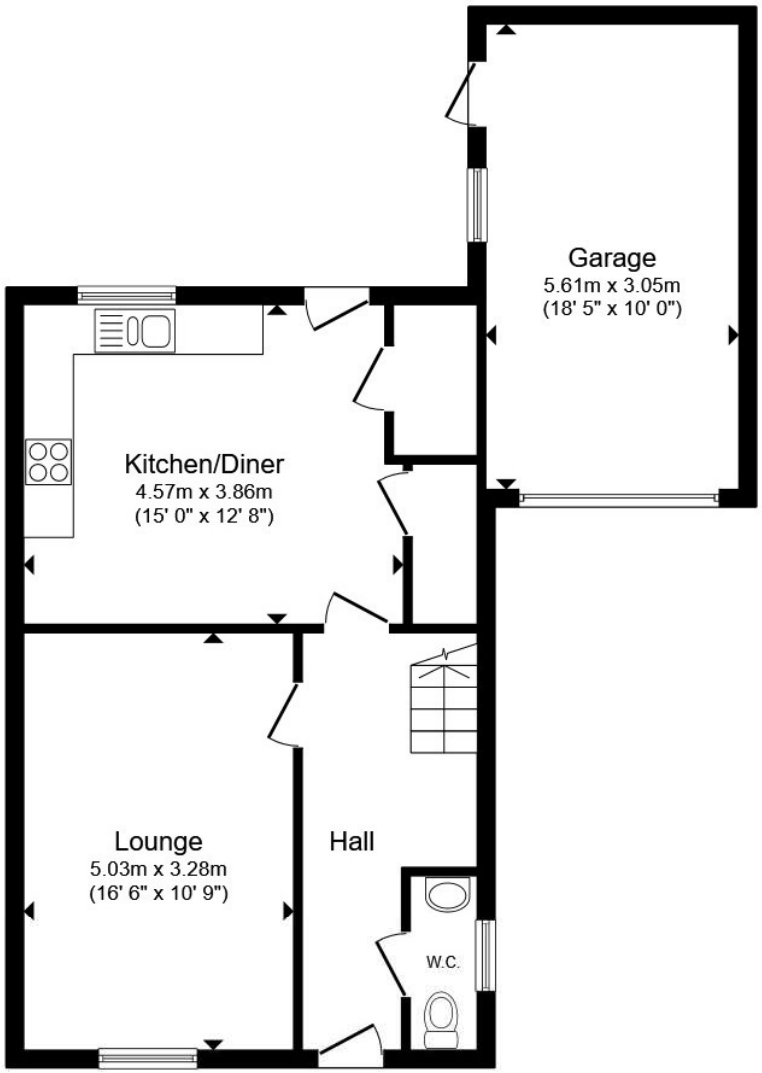
**Bathroom**
Fitted with WC, wash hand basin & bath with shower over. Heated towel rail. Double-glazed window to the rear.

**Outside**
To the front of the property, a gravelled driveway provides off-road parking & leads to the garage. To the rear, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area fully covered by a pergola.

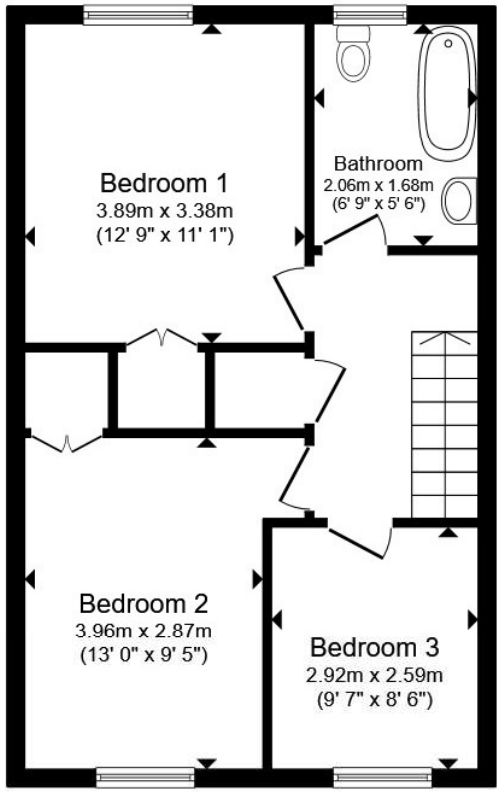
**Agent's Note**
This property is currently under shared ownership in conjunction with Broadland Housing Association who have criteria for any purchase. The advertised price is for the sellers 75% share. £226.13 per month is paid to the Housing Association as rent for the retained share, which includes buildings insurance & service charge. Please contact Broadland Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

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 to the property is served by an Air Source Heat Pump. Please contact the branch for further information if required.




## Ground Floor




## First Floor

Total floor area 115.5 m² (1,243 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

william h brown

*welcome to*

# Stave Close, Pott Row, King's Lynn

- 75% Shared Ownership
- Three bedroom semi-detached house
- Contemporary design throughout
- Off-road parking + garage
- Enclosed garden

Tenure: Leasehold EPC Rating: B
Council Tax Band: C
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.

## £205,000










Please note the marker reflects the postcode not the actual property

**check out more properties at** williamhbrown.co.uk

The Property Ombudsman

Property Ref:
KLN120379 - 0003

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.

**01553 771337**

KingsLynn@williamhbrown.co.uk

40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES

**williamhbrown.co.uk**

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.