4 Skylarks, Witchford

Ely

RICHARD BOOTH
ESTATE AGENTS

£180,000

4 Skylarks

Witchford, Ely

A well presented and spacious semi detached property offered for sale on a 60% shared ownership basis. Accommodation comprises entrance hall, cloakroom, kitchen/dining room, lounge, 2 double bedrooms and bathroom, together with front and rear gardens and driveway.

The property is offered for sale on a 60% shared ownership basis with a rent currently charged at £343.27 per month and a service charge of £59.27 per month.

Benefits include gas central heating and UPVC double glazing and to fully appreciate the presentation and accommodation of this excellent home, a viewing is highly recommended.

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Spacious Semi Detached
- 60% Shared Ownership
- Rental Payment of £343.27 Per Month & Service Charge of £59.27 Per Month
- 2 Double Bedrooms
- Excellent Lounge & Kitchen/Dining Room
- Modern Fittings & Well Presented Throughout
- Driveway & Gardens to Front & Rear
- Gas Central Heating
- Ideal First Time Purchase

ENTRANCE HALL
With door to front aspect, stairs to first floor, double storage cupboard, radiator.

CLOAKROOM
With low level WC, wash hand basin, double glazed window to front aspect, radiator.

KITCHEN/DINING ROOM
With double glazed window to front, fitted with a range of matching wall and base level storage units, work surfaces and drawers, built-in electric oven hob and extractor hood, sink unit and drainer, plumbing for washing machine and dishwasher, space for fridge/freezer, cupboard housing the gas boiler, radiator.

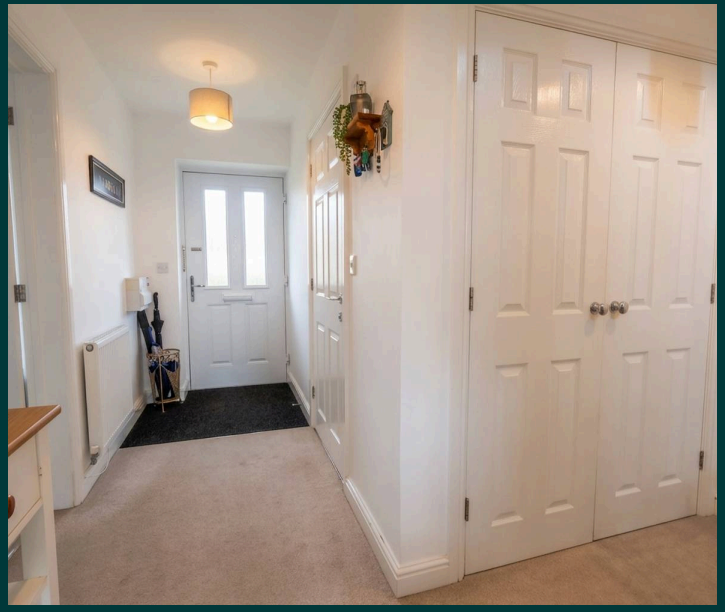
LOUNGE
With double glazed window and French doors to rear garden, television point, under stairs storage cupboard, radiator.

FIRST FLOOR LANDING
With double glazed window to rear aspect with view across open countryside, access to loft which is part boarded and a light, double airing cupboard.

BEDROOM 1
With double glazed window to front aspect, fitted wardrobe, radiator.

BEDROOM 2
With double glazed window to front aspect, fitted wardrobe, radiator.

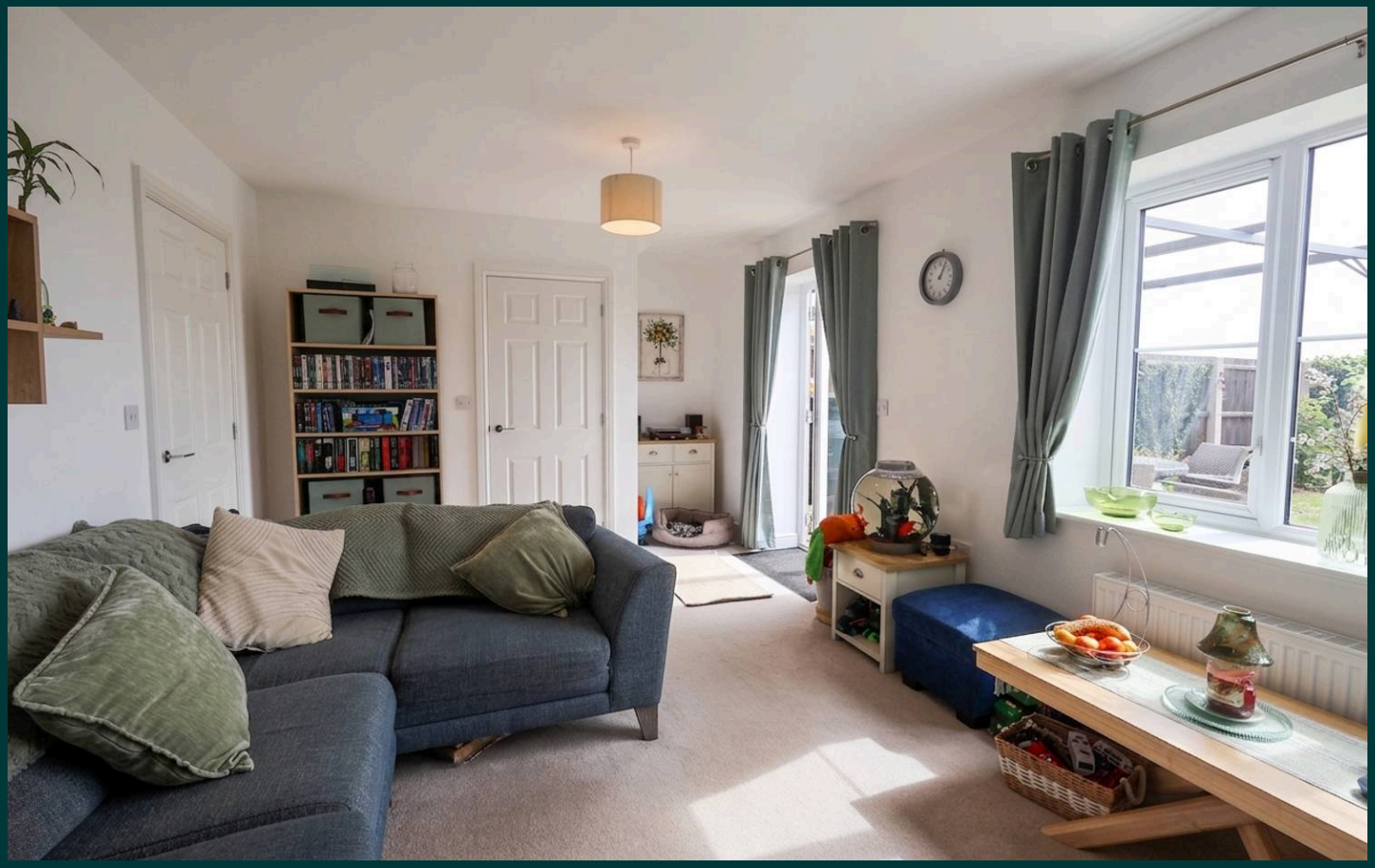
BATHROOM
With suite comprising low level WC, pedestal hand wash basin, panelled bath with shower above, double glazed window to rear, radiator.

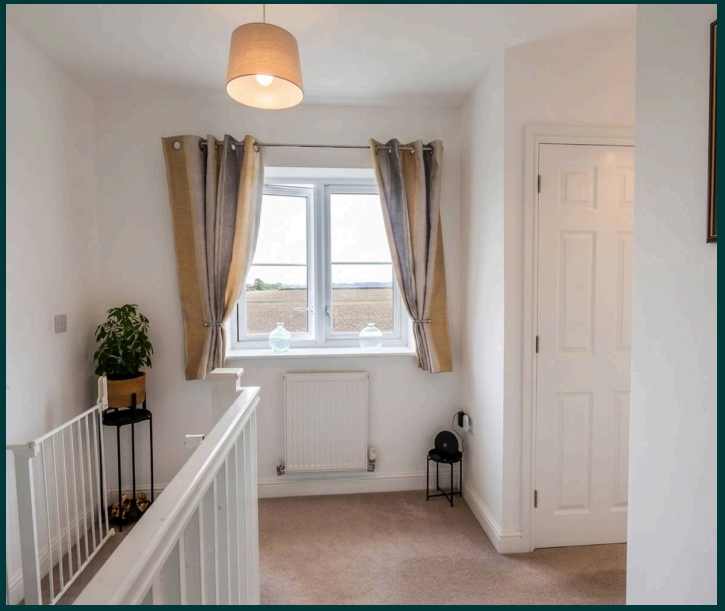


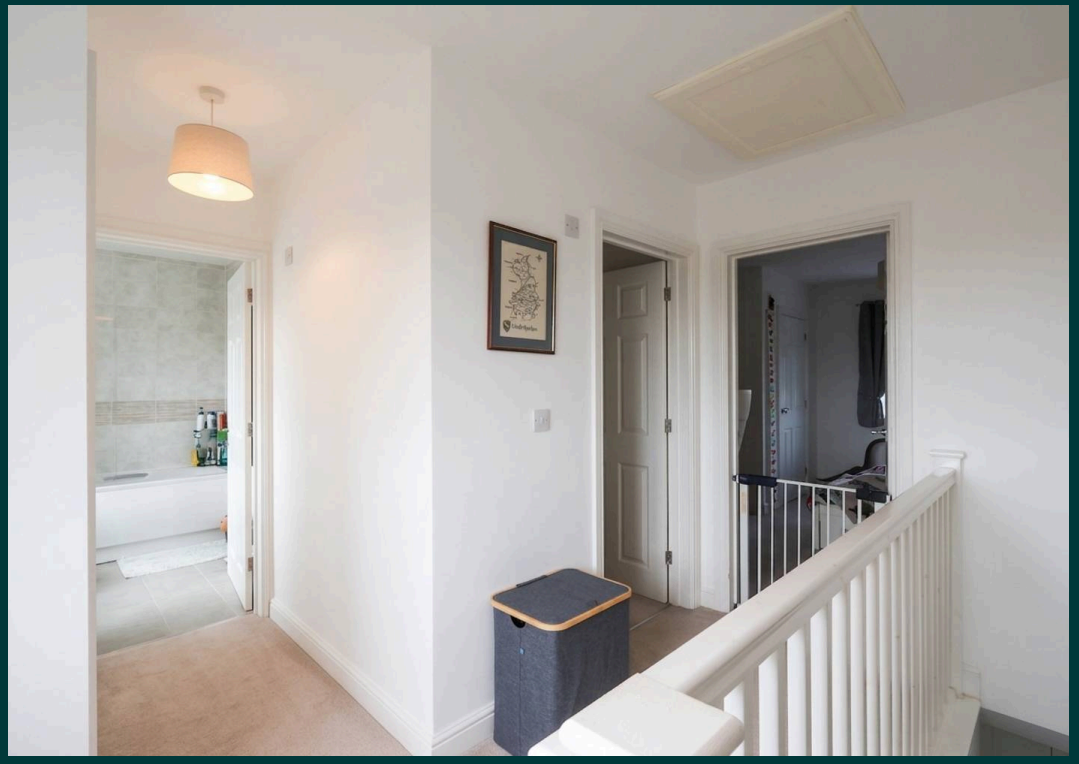
Outside
To the front and rear of the property there are lawned gardens with the rear also have a paved patio and storage shed. The rear garden backs onto open farmland.

Gated pedestrian access leads to a driveway at the side of the property providing off street parking for 2 cars.

AGENTS NOTES
Tenure - Leasehold. There is a monthly service charge payable in the sum of £59.27 including buildings insurance. The rent payment on the remaining 40% share is currently in the sum of £343.27 per month. Staircasing is available up to 80% of the value. Any purchaser will be required to complete an affordability assessment with a mortgage broker. Any potential purchasers household income should be less than £80,000 per year and they should not own another property at the time their purchase of the shared ownership property completes.



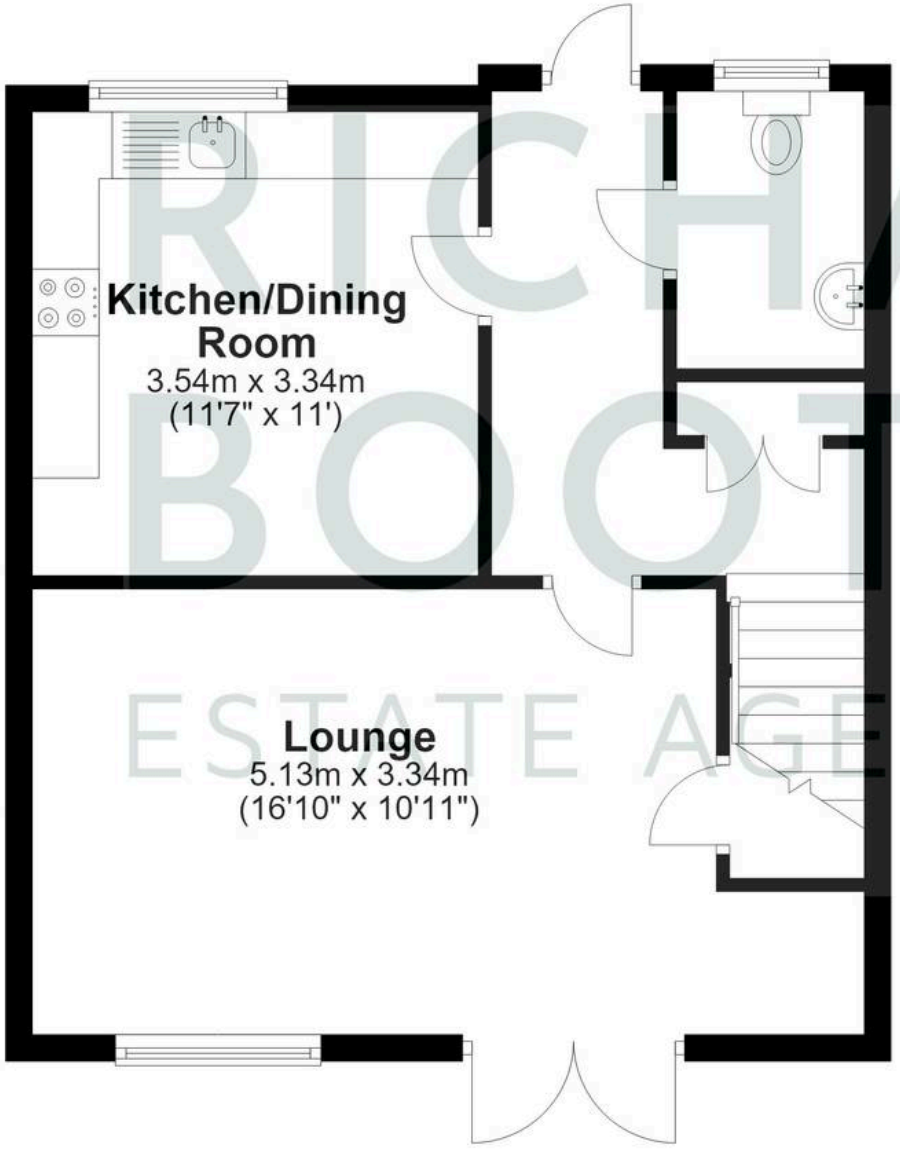




BROADWAY

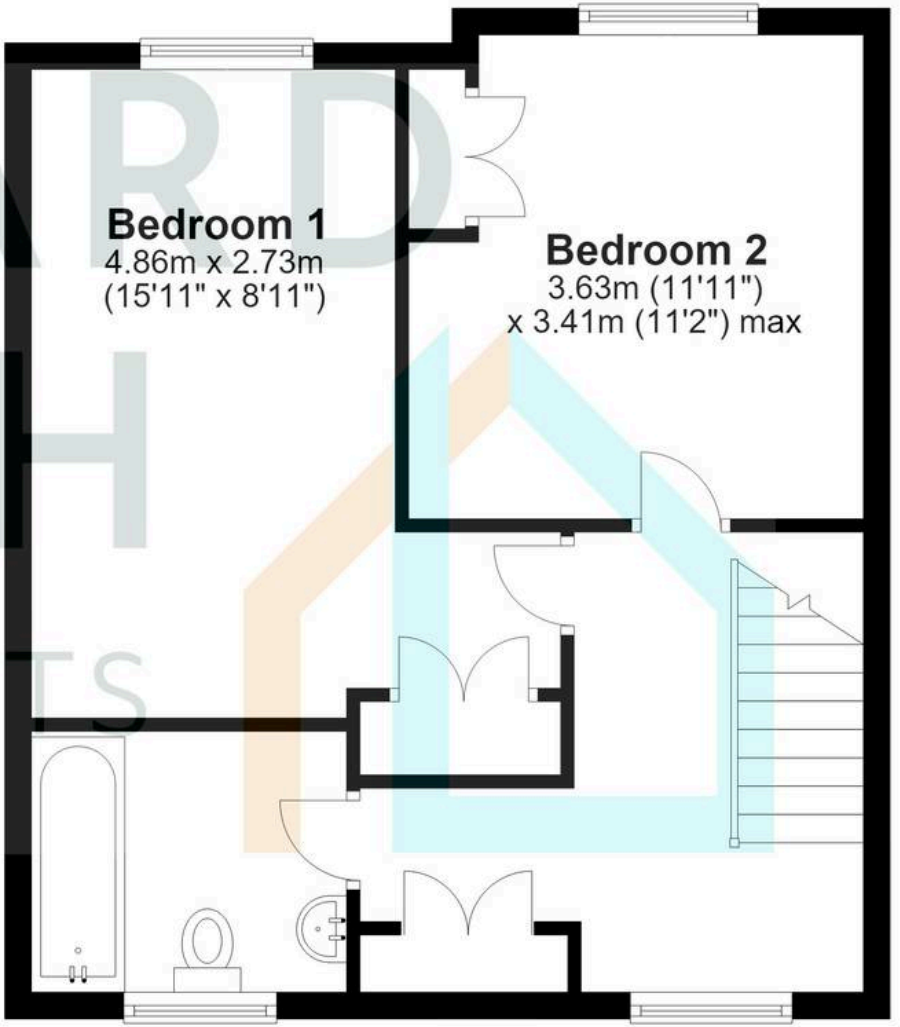
Ground Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



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Total area: approx. 87.6 sq. metres (943.3 sq. feet)

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These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

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