Rosedale

30 HARRIER WAY, MARKET DEEPING, PE6 8UN

£140,000

"Shared ownership property making an ideal first time buy"

- 50% SHARED OWNERSHIP
- END OF TERRACE HOME
- THREE BEDROOMS
- LAUNDRY ROOM AND CLOAKROOM
- EN-SUITE TO THE PRINCIPAL BEDROOM
- FAMILY BATHROOM
- OFF ROAD PARKING
- IDEAL FIRST TIME BUY
- EPC ENERGY RATING B / COUNCIL TAX BAND B

PROPERTY HIGHLIGHTS

This well-presented three-bedroom home would make an ideal first time buy.

Briefly comprising a modern kitchen with integrated dishwasher, separate laundry room with space and plumbing for a washing machine and tumble dryer, downstairs cloakroom, and a spacious lounge / diner with French doors opening onto the good-sized rear garden.

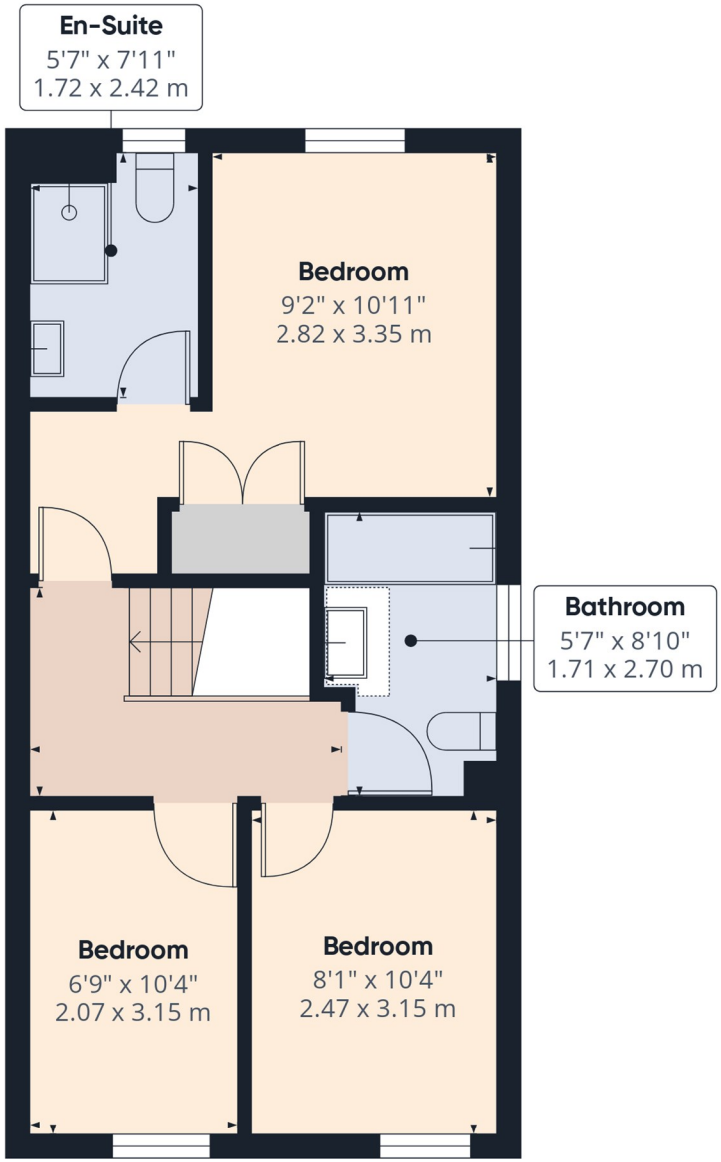
Upstairs, there are three well proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobes and an en-suite shower room, alongside a family bathroom.

Externally, the property benefits from off road parking for multiple vehicles and a good sized enclosed rear garden.

Agents Note: Leasehold Information: Approx full market value: £280,000, 125 year lease from 20/04/2021, Monthly charges for 2026/27, Rental charge for the remaining 50% - £391.68, Lease management fee: £27.48, Building insurance premium: £12.06

3 Bedrooms 2 Bathroom 1 Reception

Floor 0



Floor 1

Approximate total area(1)

873 ft²

81 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

No Rainbows

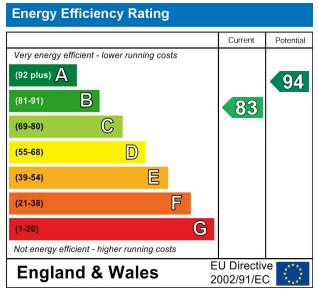
No one else will ever
know the STRENGTH
of my LOVE for you
after all, you're
the ONLY ONE who
knows the
sound
of MY HEART
from the
INSIDE...

SERVICES & UTILITIES

Tenure: Leasehold **Council Tax Band:** B

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30873662

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

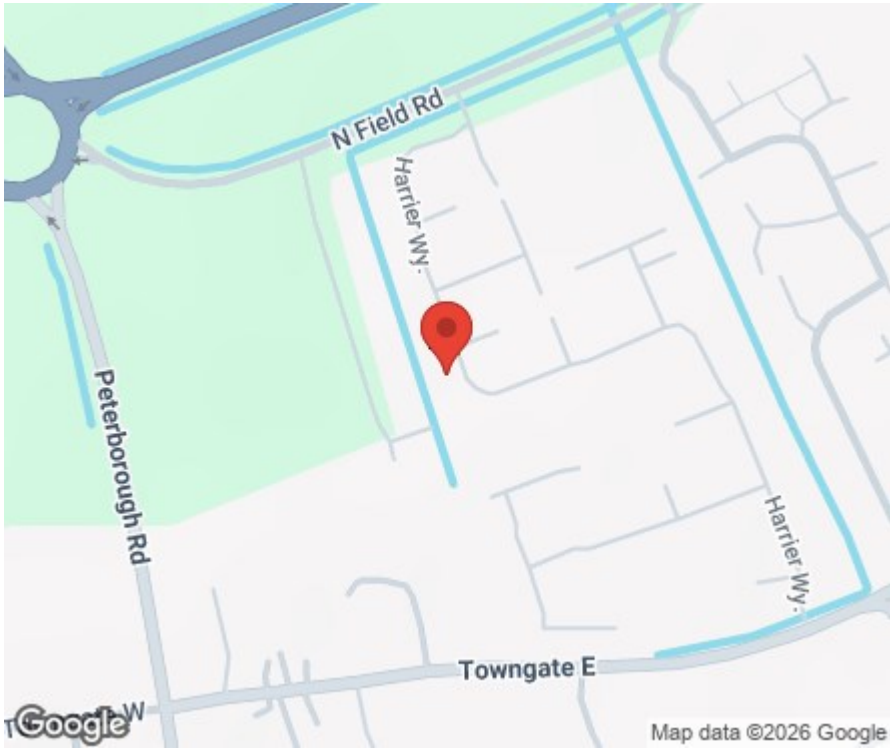
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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