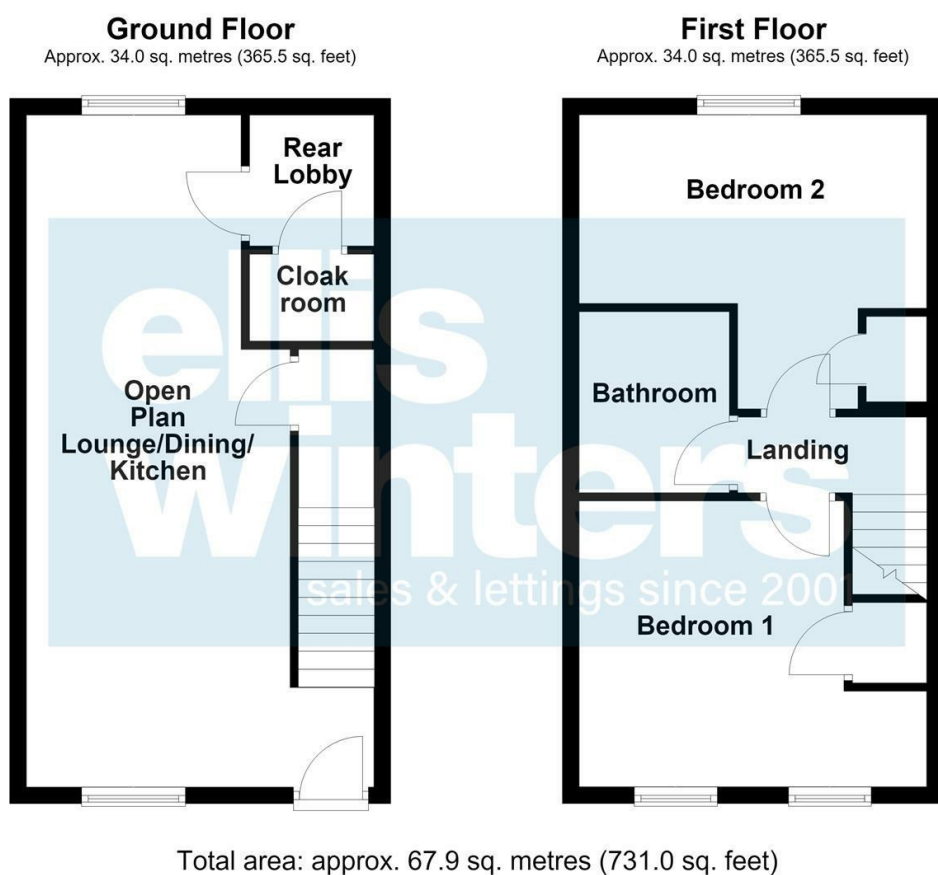




Ground Floor

Open Plan Lounge/Dining/Kitchen  
8.10m (26'7") x 3.18m (10'5")

Rear Lobby  
1.58m (5'2") x 1.50m (4'11")

Cloakroom

First Floor

Landing

Bedroom 1  
3.45m (11'4") x 3.19m (10'6")

Bedroom 2  
4.19m (13'9") x 3.55m (11'8") max

Bathroom

Outside

To the front of the property is an off-road allocated parking space, along with a shared visitor parking space.

To the rear is an enclosed, south westerly facing garden that is laid mainly to lawn, with a timber shed, a paved patio seating area and pathway leading to gated access to the front.

Further Information  
40% Shared Ownership  
Rent on 60%: £398.93  
Tenure: Leasehold  
Lease Length: 120 years remain  
Service Charge: £43.05

Council Tax Band: B  
EPC Rating: B  
Agents Note: Sparrow Shared Ownership, offer the ability to staircase this property in 10% increments or straight to 100% ownership, making the property fully freehold. Full market Value is £240,000

Buyer ID Checks  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.  
The cost is £66.67 + VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.  
Our team will guide you through the process when you make an offer on a property.

Disclaimer  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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**£96,000**  
**Eldrida Drive**  
Warboys, , PE28 2WR

PROPERTY SUMMARY

An immaculately presented, mid-terrace home, in a well-serviced village location. This superb property is a 40% shared ownership home, with the ability to staircase to a full 100% and freehold ownership. The full market value for this property is £240,000. This superb home was constructed in 2021, and features modern living with its open plan lounge/dining/kitchen area, a rear lobby and a cloakroom. There are two double bedrooms, both with built-in storage, and a bathroom. Outside there is an enclosed, south-westerly facing garden, an off-road allocated parking space, and a shared visitors parking space. This home is offered with no onward chain and is well-suited to those looking secure their first step on the property ladder.

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