



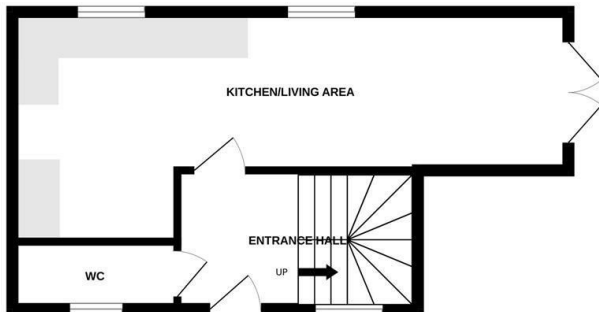
5 Edward Close | Ashill | Thetford | IP25 7BF

£92,000

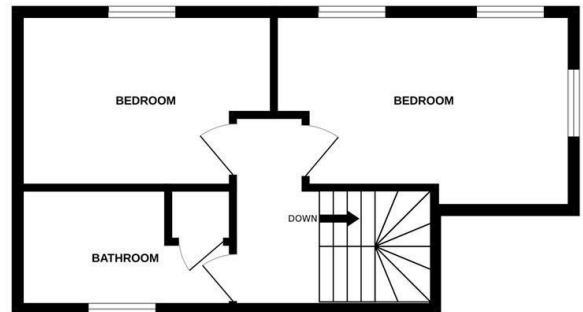
****40% SHARED OWNERSHIP**** Enjoying stunning field views within the peaceful village setting of Ashill, this beautifully presented two-bedroom end-terrace home offers an ideal opportunity for first-time buyers. Light, modern and well maintained throughout, the property features a welcoming entrance hall, convenient ground floor WC and a stylish open-plan kitchen and living space perfectly designed for contemporary living. Upstairs, there are two well-proportioned bedrooms and a sleek modern bathroom accessed from the landing. Outside, the property benefits from off-road parking for two vehicles and a private enclosed rear garden ideal for relaxing or entertaining. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain, making this fantastic home ready to move straight into. Please note the 40% share reflects a full market price of £230,000 and the monthly rent payable is £316.25 per month. There is also an 80% staircasing restriction.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Ashill is a delightful village that offers a range of amenities, including a charming public house with a restaurant, a village shop, farm shop, and a primary school. For additional conveniences, the market towns of Swaffham, Watton, and Dereham are just a short distance away. With easy access to the main A47, Ashill provides excellent connections to the vibrant city of Norwich. Dereham approx. 10 miles, Norwich approx. 34 miles, Watton approx. 3.6 miles, Swaffham approx. 6.5 miles.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen/living area, WC and stairs to first floor.

Kitchen/Living Area 27'3" x 11'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for cooker, fridge/freezer, washing machine and dishwasher, two double glazed windows, patio doors, two radiators.

WC 8'0" x 3'3"

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 13'7" x 9'9"

Three double glazed windows, radiator.

Bedroom Two 13'3" x 8'8"

Double glazed window, radiator.

Bathroom 10'7" x 5'11"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Two off road parking spaces.

Outside Rear

Patio seating area, lawned garden, timber shed, backing onto fields, side gate access.

Local Authority

Breckland Council, Tax Band B.

Tenure

Leasehold - 990 years from day of completion. Please note service/maintenance charges are £41 per month. For further information, please contact the office.


Utilities

Fibre to the property.
Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Breckland Council, Tax Band B

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.