

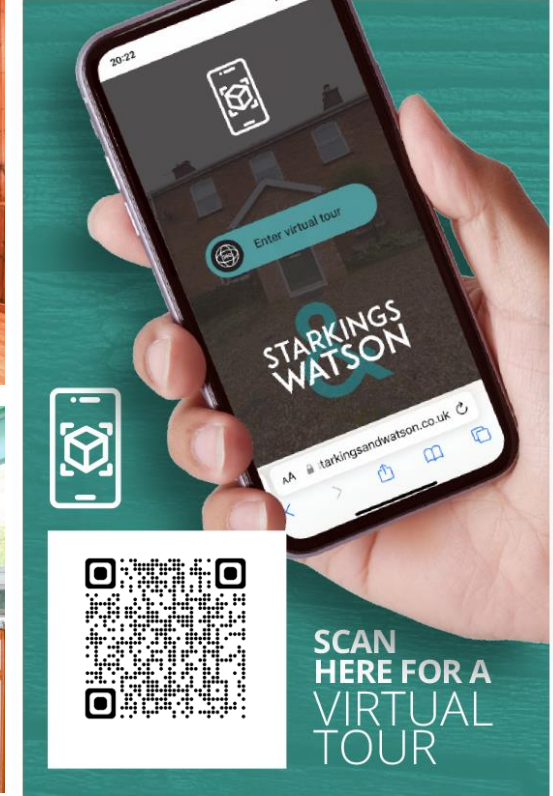
BORTON ROAD

Blofield Heath, Norwich NR13 4RU

Leasehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336556

FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



- 50% Shared Ownership Home
- Manageable Rent & Insurance of £218 PCM
- No Chain
- Semi-Detached Bungalow
- Potential to Update & Modernise
- Sitting Room & Kitchen
- Two Double Bedrooms
- Gardens, Driveway & Garage

50% SHARED OWNERSHIP with MANAGEABLE RENT and INSURANCE of £218 PCM! NO CHAIN. This is a RARE OPPORTUNITY to PURCHASE an OLDER STYLE PROPERTY with HUGE POTENTIAL for a BUYER who wishes to make a home their own! A semi-detached BUNGALOW which is situated on a POPULAR cul-de-sac setting, with a large driveway and garage, SIZEABLE GARDENS can be found to front and rear. Internally, a HALL ENTRANCE leads to the main sitting room, FITTED KITCHEN, TWO DOUBLE BEDROOMS and shower room. Potential exists to UPDATE and MODERNISE the interior, whilst gas fired CENTRAL HEATING and uPVC double glazing is already installed.

LOCATION

The Broadland Village of Blofield Heath is situated East of the Cathedral City of Norwich. The Village provides good transport links via both the Brundall and Lingwood railway stations along with regular buses travelling to both Norwich and Great Yarmouth. The Village itself offers a wide range of amenities including a village school, local shops, and an Indian restaurant. Blofield Heath is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities, an active community with a village hall.

DIRECTIONS

You may wish to use your Sat-Nav (NR13 4RU), but to help you...Leave Norwich on the A47 heading toward Great Yarmouth. Continue straight over the Brundall roundabout taking the next left signposted Blofield Heath. At the T-junction turn right onto Shacks Lane, continue along this road which becomes Woodbastwick Road. Turn left onto Blofield Corner Road and your first right onto Borton Road. Follow the road along, where the property can be found on the left hand side, indicated by our For Sale board.

AGENTS NOTE

- At the time of an offer being accepted, the potential buyer they will need to be Help to Buy registered or complete an application at the time of the offer being accepted. The Housing Association will need to approve them as a buyer for affordability purposes and approve any mortgage offers.

- Potential buyers are able to purchase further shares.

- Rent £208.34 and Insurance £9.44 PCM.

- Lease length, ground rent and service charges - 99 years from 1983 (61 years remaining) – no ground rent/service charges at present.

The property is approached via a spacious front garden with conifer hedging, and a hard standing pathway leading up the side of the property to the rear garden and single garage.

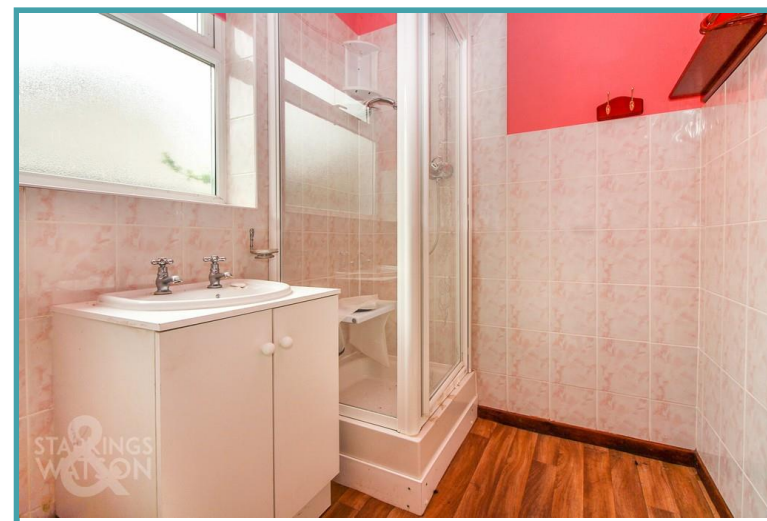
uPVC double glazed entrance door to:

ENTRANCE HALL

Vinyl flooring, radiator, telephone point, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

11' x 9' 11" (3.35m x 3.02m) Vinyl flooring, radiator, uPVC double glazed window to front.



To arrange an accompanied viewing please call our Brundall Office on **01603 336556**



SITTING/DINING ROOM

18' 3" x 10' 10" Max (5.56m x 3.3m) Gas flame effect fire set within decorative surround and hearth, vinyl flooring, uPVC double glazed window to front, television point, coved ceiling.

DOUBLE BEDROOM

13' 6" x 10' 11" (4.11m x 3.33m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in storage cupboard, smooth ceiling.

KITCHEN

9' 11" x 9' 8" (3.02m x 2.95m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit, space for fridge/freezer, space for dishwasher, space for washing machine, vinyl flooring, uPVC double glazed window to rear, uPVC double glazed door to side.

SHOWER ROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, vinyl flooring, radiator, uPVC obscure double glazed window to side.

OUTSIDE

Outside the property offers an enclosed garden with mature planting all enclosed by timber fence panels, whilst requiring work, huge potential exists.

GARAGE

Double doors to front.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

Approx. Gross Internal Floor Area 678 sq. ft / 62.98 sq. m

Floor Plan
Approximate Floor Area
(678 sq. ft
(62.98 sq. m))

