

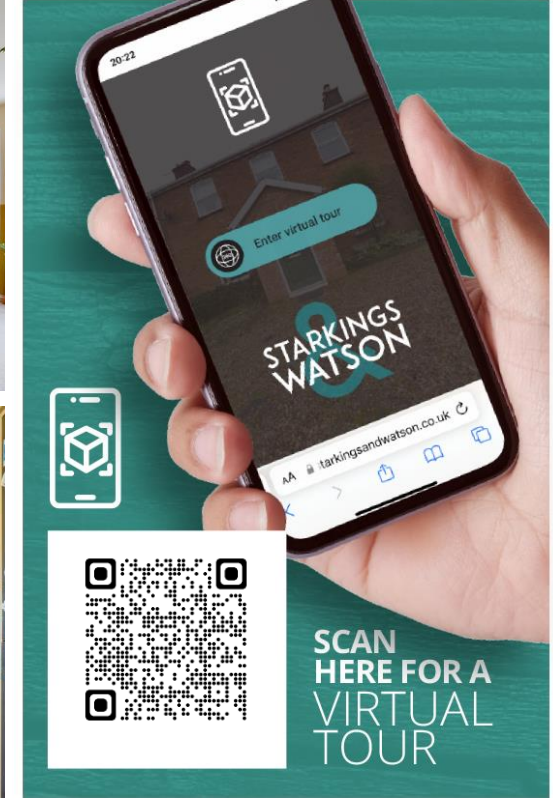
NEW ROAD

Reedham, Norwich NR13 3TR

Leasehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



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- 40% Shared Ownership
- Immaculate Semi-Detached Home
- Open Plan Sitting/Dining Room
- Modern Fitted Kitchen
- Two Spacious Bedrooms
- Family Bathroom with Rainfall Shower
- Landscaped Gardens to Side & Rear
- Off Road Parking

IN SUMMARY

SHARED OWNERSHIP - 40% SHARE and MANAGEABLE RENT. This modern SEMI-DETACHED home is situated within the WATERSIDE village of REEDHAM, with SPACIOUS ROOMS and GENEROUS LANDSCAPED GARDENS to SIDE and REAR. Set back from the road, OFF ROAD PARKING is provided for several vehicles with a useful storage shed. To the inside a welcoming entrance hall leads to the cloakroom, OPEN PLAN sitting/dining room with door to the rear garden and FITTED KITCHEN. To the first floor, TWO SPACIOUS BEDROOMS can be found, with the family bathroom adjacent, complete with a RAINFALL SHOWER. Finished with a NEWLY FITTED LPG CENTRAL HEATING and double glazing, the property is offered in move-in condition.

SETTING THE SCENE

Set back from the road, off road parking is provided with a shingled front garden for easy maintenance and further parking, with gated access to the rear garden, and a footpath leading to the main property and exterior storage shed.

THE GRAND TOUR

Heading inside the hall entrance is carpeted, with an opening to the kitchen, doors to the sitting room and W.C, and stairs rising to the first floor. The cloakroom has been re-fitted with a striking décor, built in vanity unit offering storage and a hand wash basin on top with contrasting tiled splash backs. The kitchen offers space for white goods, with the electric ceramic hob and electric double oven built-in. Tiled splash backs run under the wall mounted units, with a window facing to front. Stretching across the rear, the sitting/dining room is a great size, with a built-in storage cupboard under the stairs. A window and door face to the rear garden. Heading upstairs, the two bedrooms lead off the landing, with the main bedroom facing to front, and the second to the rear, with an L-shape arrangement. The family bathroom has been modernised with a rainfall shower and a heated towel rail.

THE GREAT OUTDOORS

The rear garden has been fully landscaped to encompass an area of grass, patio, shingle and enclosed children's play space. A great size and enclosed with timber panelled fencing, the LPG bottles for the heating can be found to the side, with a useful timber shed offering storage.

OUT & ABOUT

Reedham is a typical country village, with an active village life, local shops, public houses and a rural Train Station. The village is set on the water, and offers picturesque surroundings, with amazing



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country walks. The Riverside offers various shops, post office, public houses, and access to the Reedham Chain Link ferry which heads towards Beccles, and the Reedham Train Station for easy access to Norwich, Lowestoft and Great Yarmouth. Acle, the nearest service village, offers a wider range of amenities and is only a short drive.

FIND US

Postcode : NR13 3TR

What3Words : ///nicknames.throat.beast

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The purchase of 40% is available as advertised. You can also staircase and purchase 100% for the full value. The current rental is charged at £356.16 PCM including buildings insurance.

Eligibility

- Minimum salaries required are: £21,500 (single), £25,500 (joint).
- Applicants must have access to £3,500 savings to cover purchasing costs. A higher level of savings will be required to obtain a mortgage.
- Applicants must be registered with the Help to Buy Agent.
- Applicants must live, work, or have a local connection to the Norwich district/borough.
- Priority will be given to serving military personnel.

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:



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GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area^m
 696.55 ft²
 64.71 m²

