

01603 629871 | norwich@brown-co.com



15 & 17 Bricklewood Avenue, Poringland, NR14 7TS

Available to purchase under a shared ownership scheme.

15 Bricklewood Avenue. 35% or 50% share in a two bedroom end terrace house at £185,000
17 Bricklewood Avenue. 35% or 50% share in a two bedroom mid terrace house at £180,000

The property is being marketed on behalf of Victory Housing Trust and will be sold on a shared ownership basis. Situated within Mulberry Park by David Wilson Homes in Poringland.



15 & 17 Bricklewood Avenue, Poringland. NR14 7TS.

LOCATION

Poringland is situated about 5 miles from the city of Norwich with good local shopping facilities, schools, two medical centres, dentist and an optician. There are frequent bus services to Norwich, Bungay and beyond within walking distance of the property. Norwich Rail Station is also within around 6 miles and there is easy access to the A47 Norwich southern bypass and the A11, offering an excellent opportunity to live close to modern road links.

DIRECTIONS

Proceed out of Norwich on the Trowse bypass and continue on the B1332 towards Bungay. On entering Poringland turn right just before Framingham Earl High School into Caistor Lane, turn left into Mulberry Park and Bricklewood Avenue, where the property will be found on the left hand side.

METHOD OF PURCHASE

All properties are marketed on a shared ownership basis with Victory Housing Trust. Prospective purchasers can purchase either 35% or 50% with a monthly rent payable based on 2.75% of the remaining balance.

SERVICE CHARGE

There is a monthly service charge of £24.47, which includes building insurance.

All interested parties must ensure that they have carried out the following:

1. Registered with the help to buy scheme.
2. Have completed the relevant Expression of Interest Form.
3. Have a mortgage agreed in principle.
4. Have completed the relevant Income and Expenditure form.
5. Applicants must confirm whether purchasing 35 or 50%.

(Expression of Interest and Expenditure Forms are available from the Brown & Co office)

ACCOMMODATION

Each property has gas fired central heating to radiators which is complimented by double glazed windows, a modern kitchen with built-in oven and gas hob, ground floor cloakroom and first floor bathroom which is fitted with a white three piece suite.

Entrance Lobby

Open Plan Sitting Room/Kitchen 27'9" x 10'2"

Bedroom 1 13'9" x 8'9" plus door recess

Bedroom 2 11'3" x 10'2"

Bathroom

OUTSIDE

Each property will have an enclosed rear garden with timber shed and two parking space.

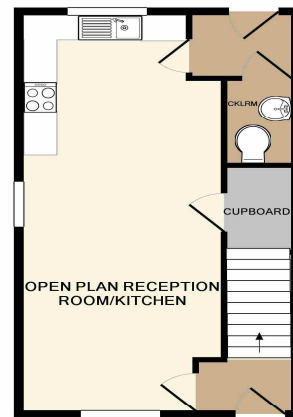
EPC RATING A

TENURE Leasehold

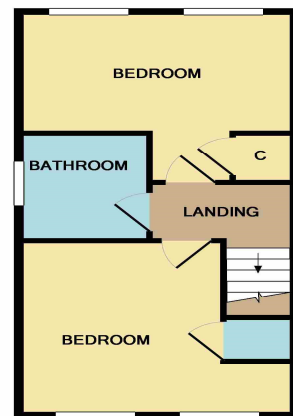
**Note. 15 has a window in the bathroom.
17 is a handed version of the floor plan.**

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

These Particulars were prepared in September 2017.
Ref: NRS6208/9



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.