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22, 37, 39 and 45 Avocet Rise, Sprowston, Norwich, NR7 8EU

Available to purchase under a shared ownership scheme.

22 Avocet Rise. 35% or 50% share in a two bedroom semi-detached house at £180,000.

37, 39 and 45 Avocet Rise. 35% or 50% share in a two bedroom mid terrace house at £170,000

These properties are being marketed on behalf of Victory Housing Trust and will be sold on a shared ownership basis. They are situated within Millers Field by Persimmon Homes at Manor Park, Sprowston.

**22, 37, 39 and 45 Avocet Rise, Sprowston, Norwich, Norfolk, NR7 8EU.****LOCATION**

The properties are situated in the popular suburb of Sprowston which is located to the North East of Norwich. Local amenities include shops, a Tesco Superstore and a Tesco Metro store on Wroxham Road, all levels of schools and Sprowston Manor Hotel, Golf & Country Club. There is a regular bus service along Wroxham Road into Norwich city centre and easy access to the Norfolk Broads.

DIRECTIONS

Leaving Tombland, proceed into Magdalen Street and Magdalen Road. Bear right at the traffic lights into Sprowston Road towards the outer ring road. Cross over the outer ring road roundabout into Wroxham Road continue along this road passing the roundabout at Tesco's. After a short distance turn right into the Manor park development follow the signs to the Persimmon homes development known as Millers Field. At the roundabout turn right, then left into Egyptian Goose Road, then right into Bittern Avenue. At the T junction turn left into Avocet Rise.

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, which includes building insurance. These are as follows:-

Nos 22 and 45	£8.79
Nos 37 and 39	£10.19

All interested parties must ensure that they are registered with the Help to Buy scheme and that they have completed the relevant Expression of Interest form and Income and Expenditure form (available from Brown and Co's office), and provided a mortgage agreement in principle certificate, as well as being able to demonstrate a connection to the local area.

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.

Cloakroom**Sitting Room** 15'5" x 13'6"**Kitchen** 11'11" x 6'5"**First Floor Landing****Bedroom 1** 13'6" x 11'10" Maximum**Bedroom 2** 13'6" Maximum x 8'10"**Bathroom** 6'7" x 6'5"**OUTSIDE**

Each property will have an enclosed rear garden and two parking spaces.

TENURE

Leasehold.

EPC RATING

B

AGENT'S NOTES:-

Number 39 is the handed version of the plan below.

Number 45 has no Bathroom window.

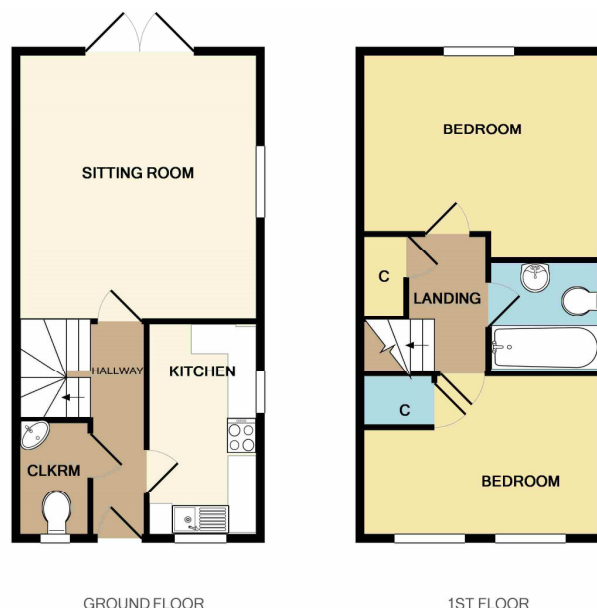
The picture used on these details is indicative of the style.

Number 22 is semi-detached.

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

These Particulars were prepared in October 2017.

Ref: NRS6229-32



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.
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