

propertyladder



Flag Cutters Way, Horsford, NR10

A smart, two bedroom semi detached house in Horsford, with its own private driveway, ground floor WC & generous garden!

DISCOUNTED MARKET SALE – 80% OF CURRENT MARKET VALUE



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

OFFERED AT 80% OF MARKET VALUE

Offered at 80% of its full market value, this semi detached property offers a fantastic opportunity to purchase a well presented home in Horsford. The property welcomes you with an entrance hall and a convenient ground floor WC, and a well presented, modern kitchen. The generous lounge/diner is perfect for entertaining, complete with a large understairs storage cupboard and French doors opening out to the rear garden. Upstairs, the home offers two spacious double bedrooms and a family bathroom.



“An ideal first home, with its own private driveway”



Overview

- DISCOUNTED MARKET SALE
- ONLY PAY 80% OF THE CURRENT MARKET VALUE
- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- PRIVATE DRIVEWAY
- GROUND FLOOR WC
- FIRST FLOOR BATHROOM
- GENEROUS REAR GARDEN
- IDEAL FIRST HOME IN NR10





This is a **Discounted Market Sale** resale being sold at 80% of the current market value for 100% of the ownership. This means it is an affordable home in perpetuity with a restriction on the LAND REGISTRY title

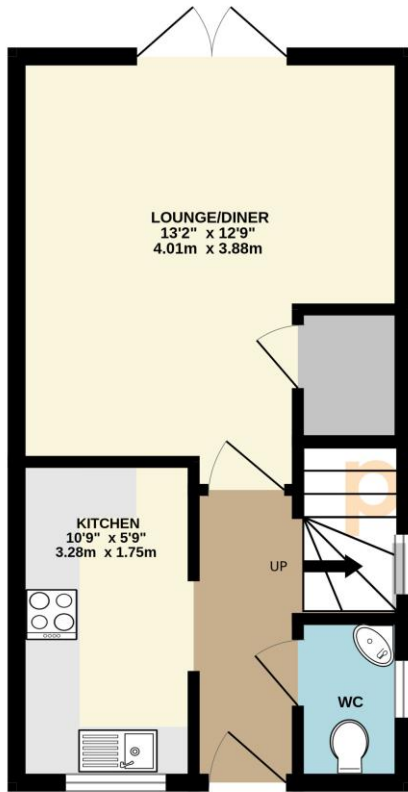
All applicants will need to have a local connection to Broadland District (Current resident, working or caring connection) and will be required to complete an LA Proforma Form, available from Property Ladder on request. They should have a household income of less than £80,000. This must be the purchaser's sole residence.



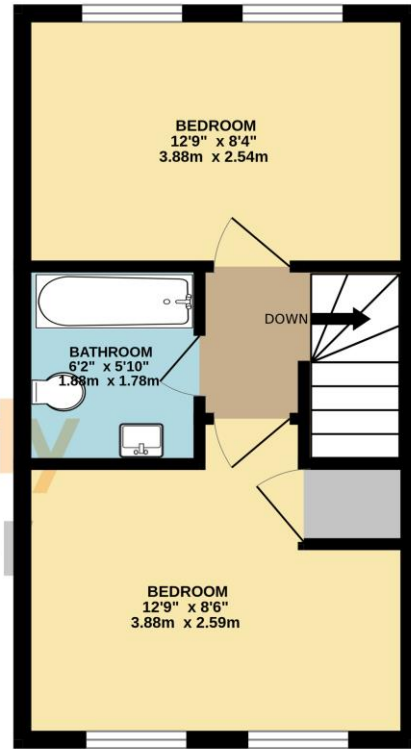
Outside

Outside, the house benefits from its own private driveway, with off road parking for two vehicles. The rear garden proves fully enclosed, offering a mix of lawn and patio area.

GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by you.

FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS GAS, MAINS WATER, MAINS ELECTRICITY

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