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Flag Cutters Way, Horsford, Norfolk, NR10 3FZ

A well presented semi detached house located in a popular Norfolk village

£230,000 DISCOUNTED MARKET SALE -80% OF THE CURRENT MARKET VALUE



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

80% OF MARKET VALUE!

This 2020 built three bedroom home in the popular Norfolk Village of Horsford is in excellent condition and offers a great range of accommodation including a modern kitchen, generous sitting room, family bathroom, downstairs WC, enclosed rear garden and two parking spaces.



“The property is being sold at 80% of market value”



Overview

- DISCOUNTED MARKET SALE – ONLY PAY 80% OF THE CURRENT MARKET VALUE
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- GROUND FLOOR WC
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- TWO PRIVATE PARKING SPACES
- MUST BE SEEN!





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 title to ensure a 20% discount for a purchaser on any future resale. There is no rent to pay and you are purchasing the freehold.

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.

There are some maintenance charges to pay on communal areas such as parks. These are currently around £200 per annum.

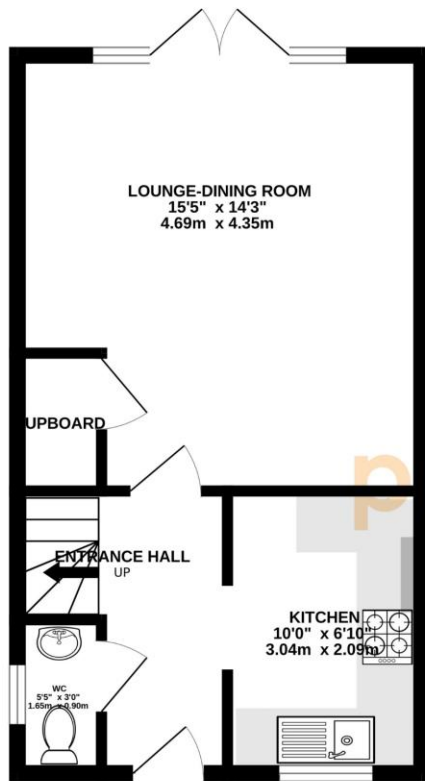


Outside

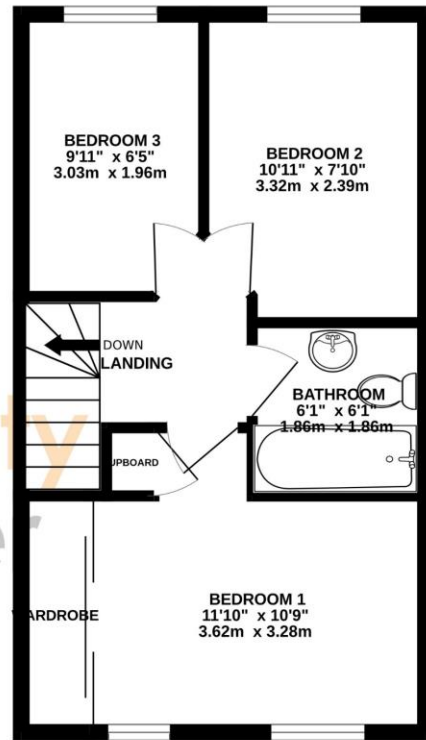
The property has a driveway with off-road parking for two cars and access to the garden.

To the rear you will find a garden landscaped and mainly laid to lawn. There is a patio area to enjoy outside dining or relaxing, the garden is fully enclosed with wood panel fencing.

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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, 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 62024

FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: B

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 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



BRITISH PROPERTY AWARDS 2024

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ESTATE AGENT IN NORWICH (NR10-16)

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