



Olney Drive, King's Lynn, PE30 2FF

welcome to

Olney Drive, King's Lynn

A well presented three bedroom end terrace home available on a 30% shared ownership basis. Built in 2021, the property offers a modern living, enclosed rear garden with summerhouse and driveway parking for three cars. Ideal for first time buyers. Viewing highly recommended!



Entrance Hall

Pantry Cupboard, Radiator, Stairs to First Floor

Kitchen

Wall and Base Units, Sink and Mixer Tap, Sink and Mixer Tap, Gas Hob with Extractor, Space for Dishwasher, Space for Washing Machine, Window to Front

Lounge

Patio Doors to Rear, Media Wall, Radiator, Storage Cupboard

Cloakroom

WC, Hand Wash Basin

Bedroom One

Double Glazed Window to Front, Radiator, Door to Dressing Area/Bedroom 4

Bedroom Two

Double Glazed Window to Rear, Radiator

Bedroom Three

Double Glazed Window to Rear, Radiator

Bathroom

Bath with Overhead Shower, WC, Hand Wash Basin, Window to Side

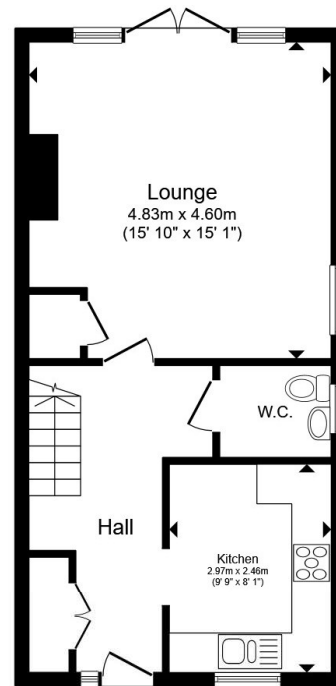
Outside

Driveway Parking to the side of property. Enclosed Rear Garden Mainly Laid to Lawn with Patio Areas and a Useful Summer House.

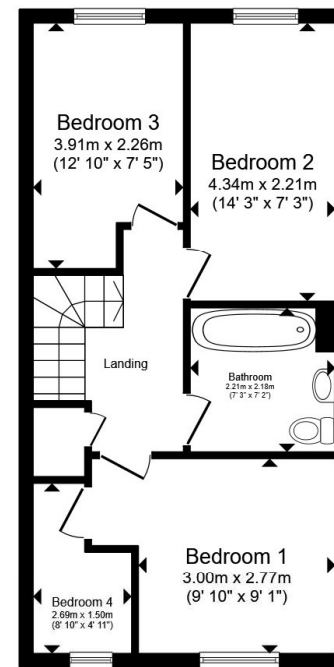
Agent's Note

This property is currently under shared ownership in conjunction with Broadland Housing Association who have criteria for any purchase. The advertised price is for the sellers 30% share. £435.14 per month is paid to the Housing Association as rent for the retained share, which includes buildings insurance & service charge. Please contact Broadland Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

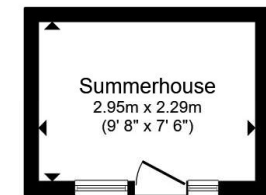
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Outbuilding

Total floor area 88.2 m² (950 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Olney Drive, King's Lynn

- 30% Shared Ownership
- Modern End Terrace Home
- Built in 2021
- Three Bedrooms
- Well Presented Throughout

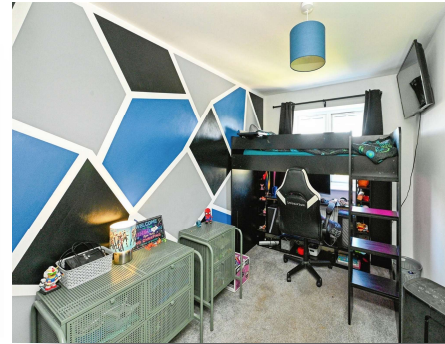
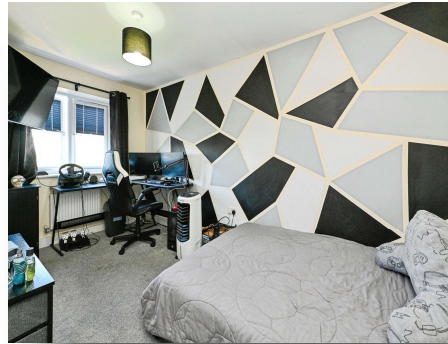
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£81,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
KLN120254 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk