



Archer Crescent | Wymondham | NR18 0GW

Fixed Asking Price

£230,000

twgaze

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45% SHARED OWNERSHIP

A two bedroom semi-detached house with off road parking and private rear garden. Ideal for someone looking to get onto the property ladder.

- 45% Shared Ownership
- Rent and maintenance £402.38 per month
- Two double Bedrooms
- Bathroom and ground floor W.C
- Lounge
- Kitchen/diner
- Off road parking
- Private garden

The Location

Archer Crescent can be found on the sought after Persimmon development in Wymondham. Wymondham itself is a historic market town just 10 miles south of Norwich city centre. The town benefits from a variety of good schooling, both primary and secondary, with Wymondham college in particular, boasting an 'outstanding' Ofsted rating. There are good supermarkets including Waitrose and numerous small businesses in the town. Buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.





The Property

This well-maintained, two-bedroom semi-detached house, is the perfect choice for first-time buyers or those looking for a property with potential. Situated in a sought-after area, the home offers comfortable living space, with a spacious lounge, modern kitchen/diner, and a convenient ground floor W.C. Upstairs, you'll find two generously sized double bedrooms and a family bathroom. The property is in excellent condition throughout.

The Outside

To the side of the property there is off road parking. At the rear of the property there is a private enclosed garden with patio area and lawn.

Agents Note : The property is a shared ownership property we are selling 45% at £103,500 based on the 100% price of £230,000. There is a rental and service charge payment of £402.34 per month payable to Flagship. Flagship have made us aware the ownership can be stair cased to higher % ownership.

Services

Mains electric, mains gas, mains water and mains drainage

How to get there

[what3words///beep.actual.making](https://www.what3words.com/what3words///beep.actual.making)

Viewing

Strictly by appointment

Council Tax Band B

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

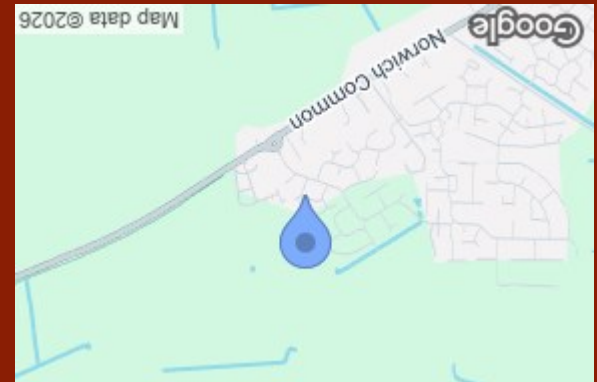
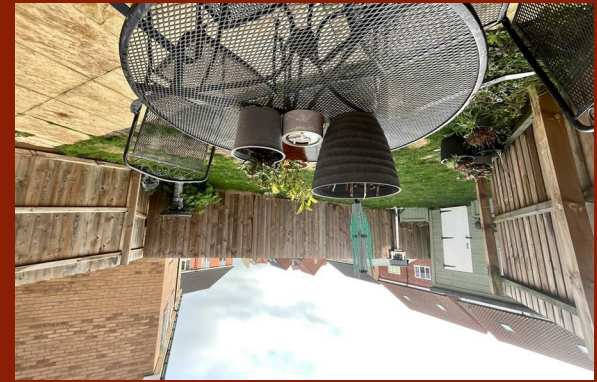
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref 2/20040

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 Wymondham
 Norfolk
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Energy Efficiency Rating	
Current	Potential
97	97
Very energy efficient - lower running costs 105 points A	
Energy efficient 81-93 B	
Decent energy efficiency 69-80 C	
Fair energy efficiency 55-68 D	
Poor energy efficiency 39-54 E	
Very poor energy efficiency 21-38 F	
Minimum energy efficiency 1-20 G	

EU Directive 2002/91/EC
 Not energy efficient - higher running costs



Total area: approx. 70.2 sq. metres (755.8 sq. feet)

