



5 Ream Close, Godmanchester, PE29 2PL





Fixed Price: £175,000

Leasehold

Ream Close, Godmanchester, PE29 2PL

- 50% Shared Ownership
- Cul-de-Sac Location
- Semi-Detached Home
- Three Bedrooms
- Kitchen/Diner
- Downstairs Cloakroom
- Rear Garden
- Two Allocated Parking Spaces
- Leasehold
- Energy Rating: B/83

Offered for sale on a 50% shared ownership basis, this well-presented semi-detached home is situated within the popular and sought-after town of Godmanchester.

The property offers well-proportioned accommodation throughout, comprising an entrance hall with additional under-stairs storage, a good sized open-plan kitchen/dining room featuring a bay window to the front, a living room, and a convenient downstairs cloakroom.

To the first floor are three bedrooms and a modern family bathroom, providing practical accommodation for a range of buyers.

Outside, the property benefits from a rear garden, offering an outdoor space ideal for relaxing or entertaining, and to the front are two allocated parking spaces.

An excellent opportunity to purchase a well-maintained home in a popular residential location, with the benefits of shared ownership.

Available for £175,000 for a 50% share, based on the marketing figure of £350,000.

The monthly rental on the remaining 50% share is £513.27 per month (this includes a service charge of £36.21 pcm)

Lease term: 150 years from 25/12/2019

Term remaining: approx 143 years

Huntingdonshire District Council

Council Tax Band: C

Draft details subject to approval

Accommodation

Entrance Hall

15'10" x 6'5" (4.83m x 1.96m).

Living Room

17'4" x 9'8" (5.28m x 2.95m).

Kitchen/Diner

16' x 10'6" (4.88m x 3.2m).

Cloakroom

6'7" x 2'10" (2m x 0.86m).

Landing

8'1" x 6'8" (2.46m x 2.03m).

Bedroom One

11'7" x 10'4" (3.53m x 3.15m).

Bedroom Two

14'1" x 7'8" (4.3m x 2.34m).

Bedroom Three

10'5" x 5'7" (3.18m x 1.7m).

Bathroom

6'9" x 6'7" (2.06m x 2m).

Rear Garden

Two Allocated Parking Spaces



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



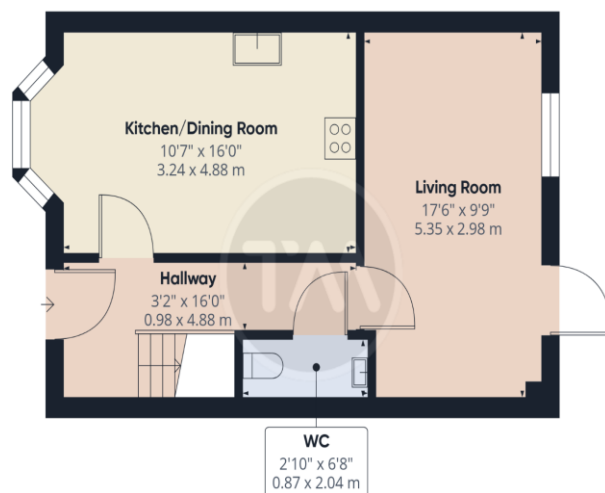
Thomas Morris

59 High Street, Huntingdon, Cambridgeshire,
PE29 3DN

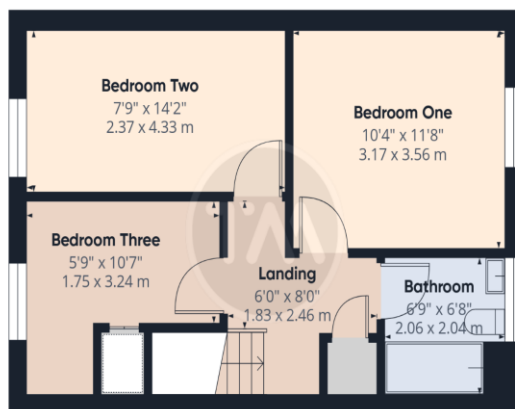
T: 01480 414555

enquiries.huntingdon@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk



Ground Floor



Floor 1

Approximate total area⁽¹⁾
862 ft²
80.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

