



SEMI-DETACHED

Nuthatch Place *Stansted*

3

BEDROOMS

1

BATHROOMS

1

RECEPTIONS

£210,000

(50% ownership)

01 — THE PROPERTY

A modern 3 bedroom home in *Stansted*

"We bought the house brand new through shared ownership, which was a brilliant and affordable way for us to get onto the property ladder. It's been a fantastic place to live, really comfortable, easy to manage, and in a friendly neighborhood. It would make a great starter home for anyone looking to get settled in Stansted and make the place their own."

— Current Owners

This modern three-bedroom semi-detached home is situated along a quiet cul-de-sac within the Walpole Meadows development on the outskirts of Stansted Mountfitchet. Construction on the development was finished in 2020 by Martin Grant Homes. The ground floor opens with a spacious entrance hallway leading to a contemporary kitchen, a generous cloakroom/WC, understairs storage, and a full-width living room that opens out to a larger-than-average corner plot garden with side access. Upstairs, the landing connects two spacious double bedrooms, a well-proportioned single bedroom, and a large family bathroom featuring both a bath, shower, and airing cupboard. The property further benefits from dedicated driveway parking.

Shared Ownership

- * 50% ownership offered
- * Rent & Service charge: £491.25
- * 99 years from and including 1 January 2019 (91 remaining)
- * Buyer criteria can be provided (Must earn less than £80,000 PA)
- * 100% Ownership also offered

Benefits of Shared Ownership

- * Lower Upfront Cost & Deposit: You only purchase a share of the property, which significantly reduces the required mortgage amount and deposit.
- * Easier Path to Homeownership: Enables buyers to enter the property market much sooner than buying a home outright on the open market.
- * Below-Market Rent: Rent paid on the unsold share owned by the housing association is generally set below standard private market rates.
- * Ability to Increase Share ("Staircasing"): You can buy additional shares over time (often up to 100%), increasing your ownership stake as your financial situation improves.
- * Greater Security of Tenure: Offers significantly more stability and long-term security than private renting, with longer lease terms.
- * Freedom to Personalize: Unlike private renting, you can redecorate and make cosmetic improvements to the property without landlord permission.
- * Potential Capital Growth: If the property's market value increases over time, the value of your share increases accordingly.
- * Option to Sell on the Open Market

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KEY FEATURES

Three bedroom Semi detached

EPC Rating B – Very efficient

Gas Central heating & double glazing

Driveway parking

Modern Kitchen & Bathroom

Larger than average garden plot

02 — IN PICTURES

Inside and out



02 — IN PICTURES, CONTINUED



03 — FLOORPLAN

How it all *fits together*



GROUND FLOOR

LOUNGE 5.18m x 3.84m 17'0" x 12'7"	WC 2.0m x 1.5m 6'7" x 4'11"
KITCHEN 3.05m x 3.05m 10'0" x 10'0"	
ENTRANCE 4.70m x 2.1m 15'5" x 6'11"	

FIRST FLOOR

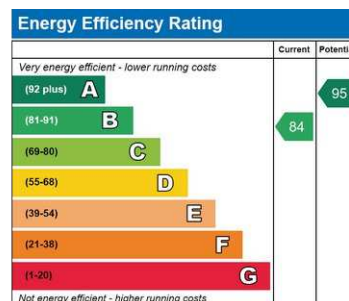
BEDROOM 1 2.67m x 4.45m 8'2" x 14'7"	LANDING 2.10m x 1.3m 6'11" x 4'3"
BEDROOM 2 4.09m x 2.92m 13'5" x 9'7"	BATHROOM 2.9m x 2.1m 9'6" x 6'11"
BEDROOM 3 3.35m x 2.49m 11'0" x 8'2"	

04 — GOOD TO KNOW

The practical *details*

TENURE	Managed Freehold
COUNCIL TAX BAND	D
LOCAL AUTHORITY	Uttlesford District Council
ENERGY RATING	B (84)
HEATING	Gas Central heating
PARKING	Parking – Driveway
OUTSIDE SPACE	Outside Space – Back Garden

ENERGY PERFORMANCE



05 — ARRANGE A VIEWING

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