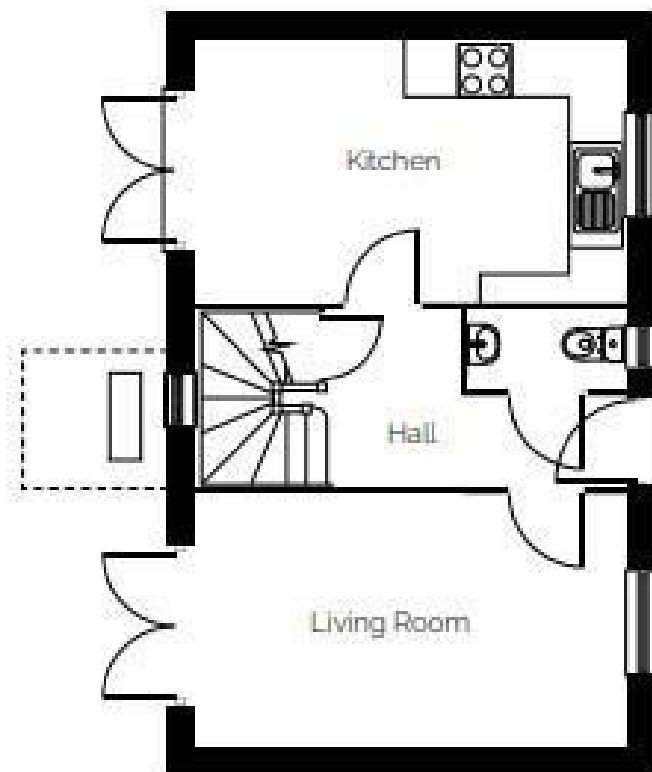
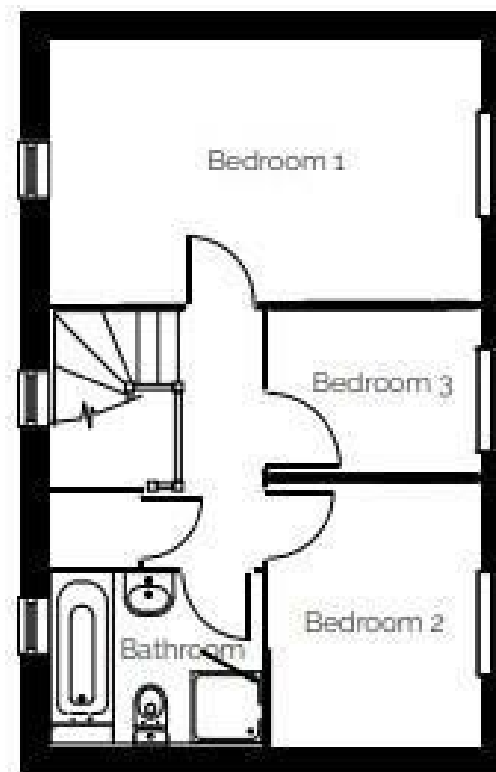




Ground Floor

Kitchen	4.82m x 2.93m	15' 10" x 9' 8"
Living Room	4.82m x 2.81m	15' 10" x 9' 3"



First Floor

Bedroom 1	4.82m x 2.92m	15' 10" x 9' 7"
Bedroom 2	2.96m x 2.33m	9' 9" x 7' 8"
Bedroom 3	2.33m x 1.87m	7' 8" x 6' 2"



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Muir Housing Group are delighted to present Fletton Folly in Great Haddon. This development includes a range of 3 bedroom townhouses and semi-detached homes developed by Countryside Homes

Each new build home had been carefully designed to offer spacious practical fitted kitchens, comfortable living spaces well planned bedrooms and attractive exteriors. Every aspect of your new Muir home is carefully finished to the highest standard. The scheme includes vehicular and pedestrian accesses, public open space and landscaping.

Fletton Folly is situated between Hampton and Yaxley and will form part of a new and thriving community with provisions for retail space, multiple primary schools, a secondary school, community facilities and more than 132 hectares of open space, making it perfect for families.

Great Haddon is a charming village situated between Hampton and Yaxley. Fletton Folley, borders with open fields and meadows and is just a few minutes from Crown Lakes Country Park, which boasts dedicated cycleways and footpaths as well as a large leisure lake which makes it great for families that favour the outdoors.

Yaxley village located just one mile away boasts a range of local amenities such as independent shops, pubs, doctors, dentist and both primary and secondary schools. Peterborough is located within 5 miles and boasts extensive shopping facilities as well as a train station allowing you to reach London Kings Cross by train in 50 minutes.

Full Market Value 3bedroom Townhouse - £ 350,000

Full Market Value 3bedroom Semi-detached house - £335,000

40% Share Value: 3bedroom Townhouse - £140,000

40% Share Value 3bedroom Detached house - £134,000

Rent on unowned share 3bedroom Townhouse - £481.25

Rent on unowned share 3bedroom Detached house - £460.63

Service Charge: £22.64 PCM

Council Tax: Council tax bands are often not released until the property is complete.

- Fitted kitchen with Oven, Hob and Extractor provided
- EV Car charging points
- Luxury vinyl floor to kitchen & bathroom
- Downstairs cloakroom
- Two car parking spaces
- Turfed and fenced rear garden
- Cycle Sheds
- Double Glazing
- Air Source Heat Pumps
- Heated towel rail in family bathroom
- Outside taps
- En-suite bathroom (Enderby Plots only)
- 10 Year New Home Guarantee
- 250 year lease term

Have a combined household income under £80,000 per annum

Not already own a property, or part of a property, at the time of completing on your purchase

Be unable to purchase a suitable home to meet your housing needs on the open market.

Information on Shared Ownership;

If you can't afford the mortgage on 100% of a home, Shared Ownership offers you the chance to buy a share of your home (between 40% and 75%) and pay rent on the remaining share. You could buy bigger shares when you can afford to do so which is referred to as 'staircasing' and the more shared you own, the less rent you pay. Muir Housing Group offer 'staircasing' to 100% ownership.

Management and estate charges apply.

* Images are representative only