

## £167,500 Shared Ownership

George Elliston Road, Ipswich, Suffolk, IP3 8XQ



- Guideline Minimum Deposit £16,750
- Three Storey, Mid Terrace House
- High Performance Glazing
- Rear Garden
- Guideline Income Dual £37.7k | Single £42.9k
- Approx. 1188 Sqft Gross Internal Area
- Gas Central Heating
- Two Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £335,000). A great chance to buy a spacious, recently-constructed family home. This beautifully-presented property forms the middle of a short, three-house terrace and is part of the Ribbons Park development by Bovis Homes. The three floors provide almost twelve hundred square foot of accommodation and feature an attractive open-plan kitchen/dining/reception room which opens onto the rear garden and a second reception room, with Juliette balcony, on the first floor. There is a main bedroom with built-in wardrobe and en-suite shower room, a generously-sized second bedroom, smaller third double/large study, a stylish, high-spec bathroom and a ground-floor cloakroom. Well insulated walls, roof and floor, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. The house comes with use of two parking spaces.

**Tenure:** Leasehold (125 years from 2019).

**Minimum Share:** 50% (£167,500).

**Shared Ownership Rent:** £396.74 per month (subject to annual review).

**Combined Insurance and Admin Fee:** £34.73 per month (subject to annual review).

**Guideline Minimum Income:** Dual £37,700 | Single £42,900 (based on minimum share and 10% deposit).

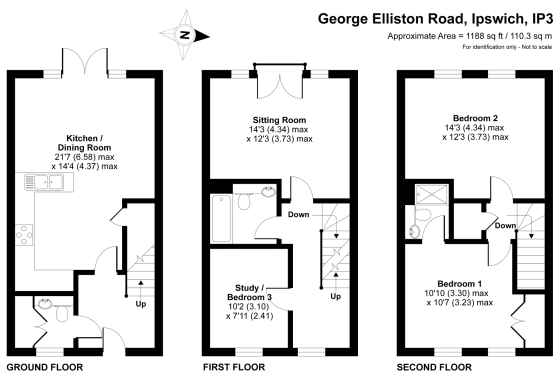
**Council Tax:** Band D, Ipswich Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

**George Elliston Road, Ipswich, IP3**

Approximate Area = 1188 sq ft / 110.3 sq m  
For identification only - Not to scale

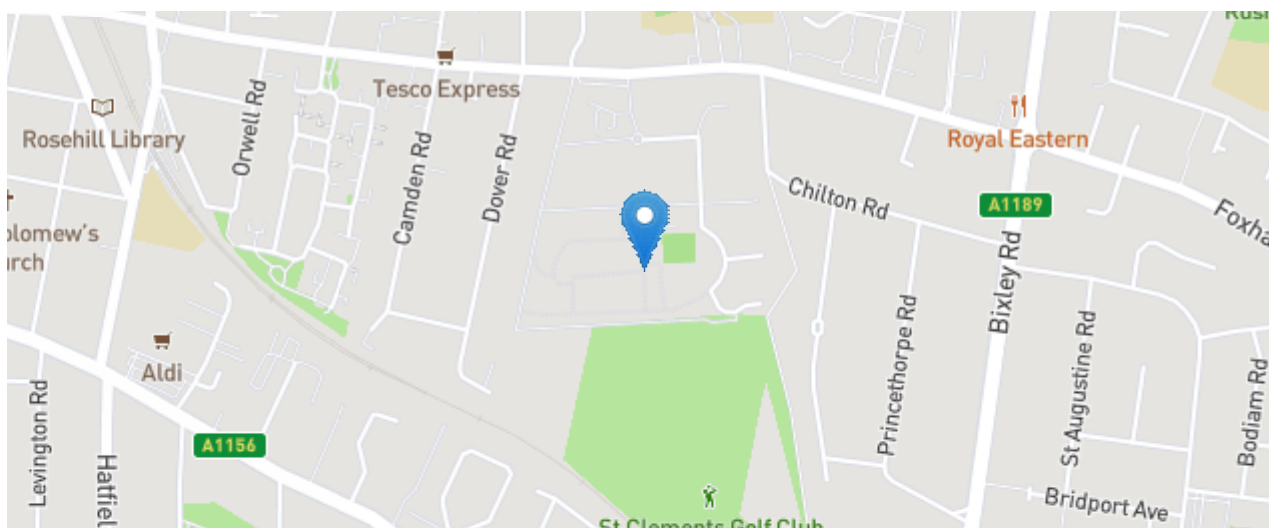
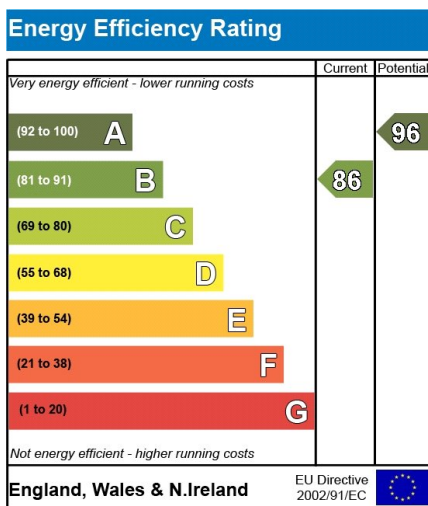
**DIMENSIONS**



- CLOAKROOM
- KITCHEN/DINING ROOM  
21' 7" max. x 14' 4" max. (6.58m x 4.37m)
- SITTING ROOM  
14' 3" max. x 12' 3" max. (4.34m x 3.73m)
- BEDROOM 3/STUDY  
10' 2" x 7' 11" (3.10m x 2.41m)
- BATHROOM
- BEDROOM 1  
10' 10" max. x 10' 7" max. (3.30m x 3.23m)
- EN-SUITE SHOWER ROOM

**BEDROOM 2**  
14' 3" max. x 12' 3" max. (4.34m x 3.73m)

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