



Rogers Road | Little Wratting | Haverhill | CB9 7NP

Shared Ownership £130,000

Brand new shared ownership property available on the Boyton Place, Haverhill Development with Havebury Housing Partnership. This end terrace property benefits from three spacious bedrooms, a fully fitted modern kitchen, flooring throughout and allocated parking for two cars. Price based on a 40% share.

- Brand New
- Three Bedroom
- End Terrace
- Shared Ownership
- Allocated Parking For Two Cars
- No Staircase Restrictions
- Downstairs W/C

Approximate Room Sizes

ENTRANCE HALL

LOUNGE 13' 5" x 15' 1" > 12' 1" (4.1m x 4.6m > 3.7m)

KITCHEN/DINER 18' 4" x 10' 5" (5.6m x 3.2m) A modern kitchen with a range of base and wall units. Roll edge work surfaces with inset single bowl and drainer sink unit. Extractor fan.

WC 5' 10" x 4' 7" (1.8m x 1.4m)

FIRST FLOOR LANDING

BEDROOM 1 18' 4" x 9' 2" > 6' 2" (5.6m x 2.8m > 1.9m)

BEDROOM 2 10' 9" x 10' 2" (3.3m x 3.1m)

BEDROOM 3 10' 5" x 7' 6" (3.2m x 2.3m)

BATHROOM 6' 10" x 6' 2" (2.1m x 1.9m) White suite comprising of a close coupled wc, pedestal wash hand basin, panelled bath with shower over. radiator and complimentary tiling.

OUTSIDE SPACE The rear gardens commence with a patio area and the remainder laid to lawn. Timber shed and fence. Parking for two cars

AGENTS NOTE

Full Price- £320,000

40% Purchase- £128,000

60% Rent- £440pcm

Service Charge- £23.47pcm

Local Authority – West Suffolk Council

Council Tax Band – TBC

Tenure – Leasehold

Post Code – CB9 7NP



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements are approximate and should not be relied upon for any legal purpose. The floorplans are provided for guidance only and should not be used as a basis for any legal proceedings. The floorplans are provided as a guide only and should not be used as a basis for any legal proceedings. The floorplans are provided as a guide only and should not be used as a basis for any legal proceedings.



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