



Rogers Road | Little Wratting | Haverhill | CB9 7NP

Shared Ownership £94,000

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

- Brand New
- Shared Ownership
- Two Bedrooms
- Allocated Parking For Two Cars
- Maisonette
- No Staircase Restrictions

Approximate Room Sizes

ENTRANCE HALL

KITCHEN/LOUNGE 19' 8" x 12' 1" (6.0m x 3.7m)

Open plan living area with a modern kitchen with a range of base and wall units. Roll edge work surfaces with inset single bowl and drainer sink unit. Oven, hob & extractor fan.

BEDROOM 1 12' 1" x 11' 9" (3.7m x 3.6m)

BEDROOM 2 13' 1" x 10' 5" (4.0m x 3.2m)

BATHROOM 6' 6" x 6' 2" (2.0m 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- £235,000

40% Share- £94,000

60% Rent- £323.13pcm

Service Charge- £23.47pcm

Local Authority – West Suffolk Council

Council Tax Band – TBC

Tenure – Leasehold

Post Code – CB9 7NP

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan provided, measurements of floors, walls, ceilings and any other parts are approximate and no responsibility is taken for any errors. The floorplan is provided for guidance only and should not be relied upon for any other purpose. The contents, layout and appearance shown have not been tested and no guarantee is given for accuracy or efficiency. See plans.



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