



Mortimer Road | Cockfield | Bury St Edmunds | IP30 0JZ

Shared Ownership £116,000

SHARED OWNERSHIP Advertised at 40% ownership, this brand new two bedroom detached property boasts a fully fitted modern kitchen, allocated parking for two vehicles, downstairs w/c, upstairs bathroom and good size garden. Located in Cockfield, a charming village in the picturesque Suffolk. Price based on a 40% share but other share options are available. You must have a local connection to Barbergh, either through residency, work or family.

- Shared Ownership
- Modern
- Two Bedrooms
- Allocated Parking
- Village Location
- Downstairs W/C
- Fully Fitted Kitchen

Approximate Room Sizes

ENTRANCE HALL Stairs ascending and storage cupboard.

KITCHEN 11' 6" x 7' 1" (3.51m x 2.16m) Double glazed window front, a range of wall and base units, with work surfaces over, incorporating hob with extractor over and oven, sink with drainer, built in fridge freezer, space for a washing machine.

LIVING ROOM 17' 4" x 14' 3" > 10' 2" (5.28m x 4.34m) Double glazed french door to rear and understairs cupboard.

DOWNSTAIRS W/C Double glazed window to front, W/C, wash hand basin.

LANDING Built in cupboard.

BEDROOM 1 17' 4" x 10' 1" (5.28m x 3.07m) Double glazed window to rear.

BEDROOM 2 17' 4" x 8' 5" (5.28m x 2.57m) Double glazed window to front.

BATHROOM W/C, pedestal wash hand basin, panelled bath with shower over, double glazed window to side.

OUTSIDE To the front is a driveway, paving to entrance door, front garden is laid to lawn.

The rear garden commences with paved patio area, remainder of the garden is laid to lawn, also a shed.

AGENTS NOTES

FULL PRICE: £290,000

40% SHARE: £116,000

60% RENT: £398.75 pcm

SERVICE CHARGE: £30.80 pcm

LEASEHOLD PROPERTY - 990 YEARS REMAINING

Local Authority – Babergh

Council Tax Band –

Tenure – Leasehold

Services – Mains, Water & Electric.

Air Source Heating.

Post Code – IP30 0JZ



Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of which are given, please note that the measurements are approximate and should be used for guidance purposes only. The floor plan is not intended to be used as a legal document and should not be relied upon for legal purposes. Measurements are given to the nearest millimetre.



Contact Details

6 The Traverse, Bury St Edmunds, IP33 1BJ

Tel: 01284 769598

Email: burystedmunds@bychoice.co.uk

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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