



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.

- 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 attempt has been made to ensure the accuracy of the floorplans contained herein, measurements are approximate and should not be relied upon for any legal purposes. They should be used for general guidance purposes only and should not be used for any other purpose. The floorplans are not intended to be used as a basis for any legal proceedings. Made with MapInfo 12.0.02



## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

| 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             |         |           |

