

## £136,500 Shared Ownership

Lizards Way, Beck Row, Suffolk IP28 8UP



- Guideline Minimum Deposit £13,650
- Two Storey, Two Bedroom, Semi Detached House
- High Performance Glazing
- Rear Garden
- Guide Min Income Dual £27.4k | Single £33.6k
- Approx. 802 Sqft Gross Internal Area
- Bathroom plus Downstairs Cloakroom
- Driveway Parking

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 65% share. Full market value £210,000). A beautifully-presented, semi-detached house which forms part of a recently-built development. The property has a good-sized kitchen at the front, a central cloakroom and a spacious rear reception room. Double doors open onto a garden with patio and neatly-kept lawn. Upstairs, on the first floor of the house, the bedrooms are generously proportioned and there is an attractive, naturally-lit bathroom with travertine-style tiles. Well insulated walls, roof and floor and high performance glazing help with energy-efficiency and heating is from an LPG boiler. Nearby Aspal Close Nature Reserve offers green, open space to enjoy and the local primary school has been Ofsted-reviewed this year and rated 'Good'. A driveway at the side of the house provides parking space for 2-3 cars.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2019).

**Minimum Share:** 65% (£136,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £186.00 per month (subject to annual review).

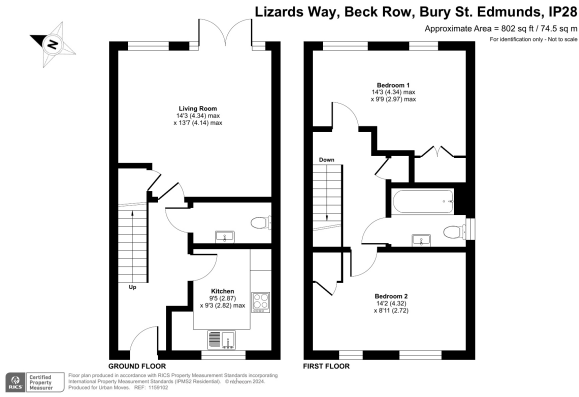
**Service Charge:** £22.00 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £27,400 | Single - £33,600 (based on minimum share and 10% deposit).

**Council Tax:** Band C, West Suffolk 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.

## DIMENSIONS



### GROUND FLOOR

#### Entrance Hallway

#### Kitchen

9' 5" x 9' 3" max. (2.87m x 2.82m)

#### Cloakroom

#### Living Room

14' 3" max. x 13' 7" max. (4.34m x 4.14m)

### FIRST FLOOR

#### Landing

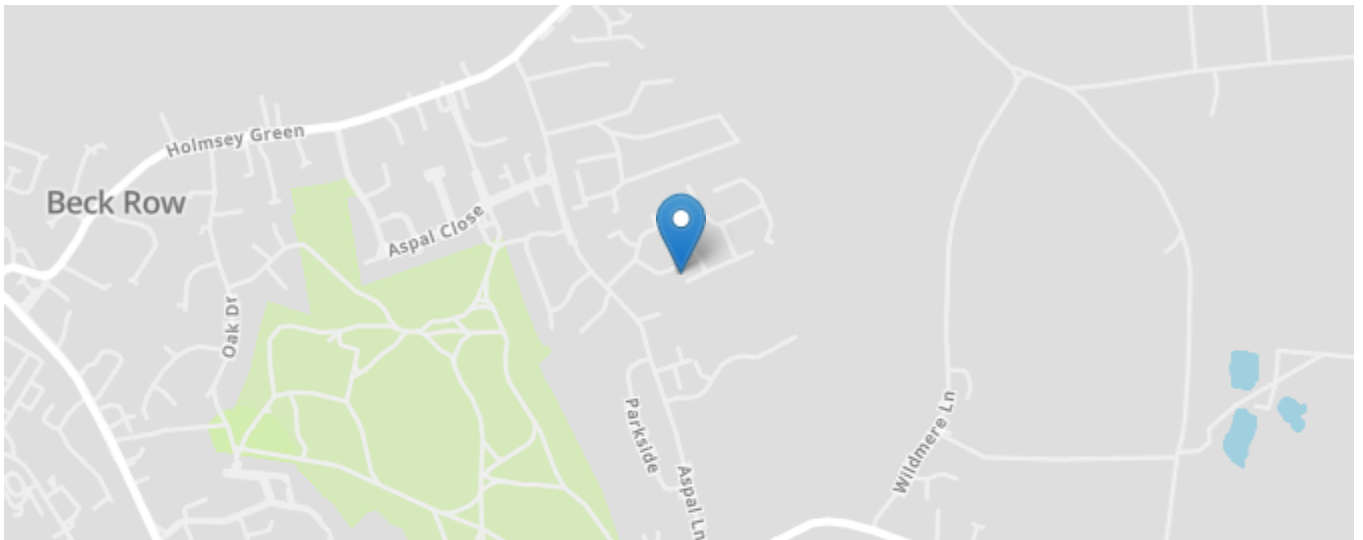
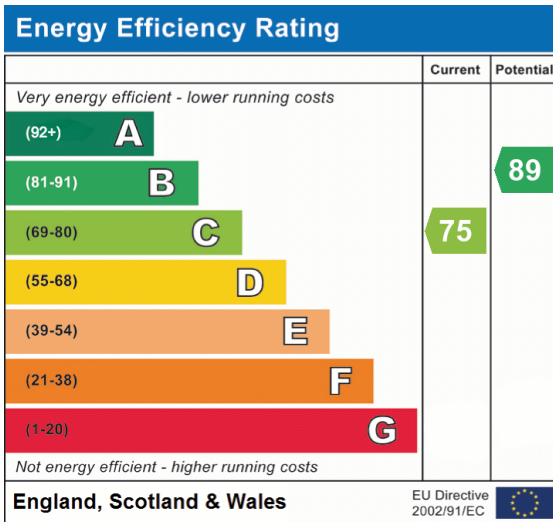
#### Bedroom 1

14' 3" max. x 9' 9" max. (4.34m x 2.97m)

#### Bathroom

#### Bedroom 2

14' 2" x 8' 11" (4.32m x 2.72m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.