

£124,000 Shared Ownership

Merchant Avenue, Bury St Edmunds, Suffolk IP32 6FD



- Guideline Minimum Deposit £12,400
- Two Storey, Three Bedroom, End of Terrace House
- Bathroom plus Downstairs Cloakroom
- Front and Rear Gardens
- Guide Min Income Dual £39.9k | Single £46.1k
- Approx. 998 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Parking for Two Cars

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £310,000). A great chance to buy a spacious, shared-ownership family home. This recently-constructed and beautifully-presented property has a good-sized kitchen with sleek, grey units, a central cloakroom and a full-width rear reception room. Patio doors open onto an attractive, neatly-maintained and south-facing garden. On the first floor of the house is a main bedroom plus a second, comfortable, double bedroom. There is a smart, modern, naturally-lit bathroom and a third bedroom which is currently used as a dressing room and features a bank of fitted wardrobes. Well insulated walls, roof and floor, high performance glazing and gas central heating make for a very good energy-efficiency rating. The property comes with parking for two cars, easily accessible via the garden gate, and the town centre can also be reached by brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 29/09/2019).

Minimum Share: 40% (£124,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £568.78 per month (subject to annual review).

Service Charge: £25.51 per month (subject to annual review).

Guideline Minimum Income: Dual - £39,900 | Single - £46,100 (based on minimum share and 10% deposit).

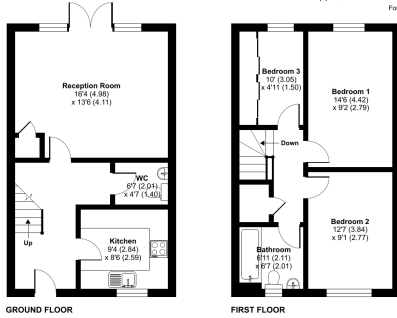
Council Tax: Band C, West Suffolk Council. Priority is given to applicants living and/or working in this local authority.

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.



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Approximate Area = 998 sq ft / 92.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). ©ricsexam 2024. Produced for Urban Moves. REF: 1202074

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

9' 4" x 8' 6" (2.84m x 2.59m)

Cloakroom

6' 7" x 4' 7" (2.01m x 1.40m)

Reception Room

16' 4" x 13' 6" (4.98m x 4.11m)

FIRST FLOOR

Landing

Bedroom 1

14' 6" x 9' 2" (4.42m x 2.79m)

Bedroom 2

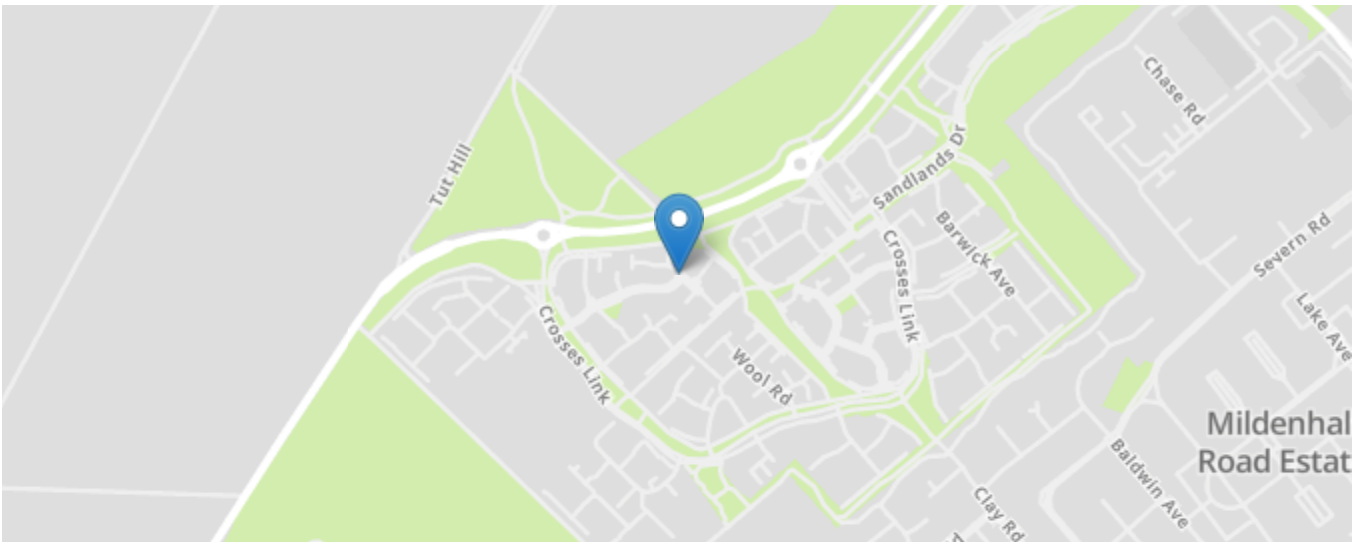
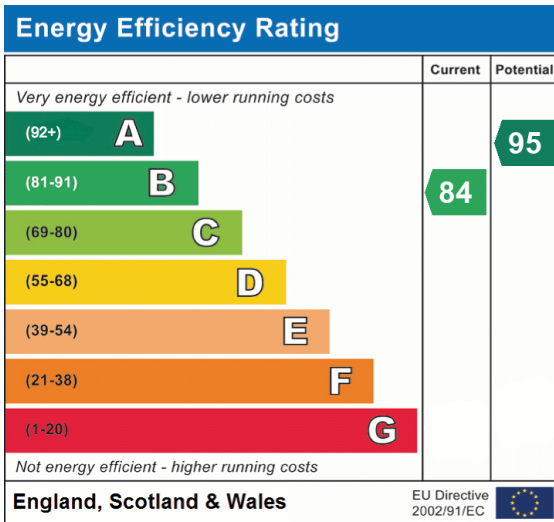
12' 7" x 9' 1" (3.84m x 2.77m)

Bedroom 3 / Dressing Room

10' 0" x 4' 11" to front of wardrobe (3.05m x 1.50m)

Bathroom

6' 11" x 6' 7" (2.11m x 2.01m)



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.