

## £105,000 Shared Ownership

Hicfield Road, Beck Row, Bury St Edmunds, Suffolk IP28 8UH



- Guideline Minimum Deposit £10,500
- Two Storey, Three Bedroom, Detached House
- Reception plus Kitchen/Dining Room
- South/South-East-Facing Rear Garden
- Guide Min Income Dual £32.3k | Single £38.5k
- Approx. 1030 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Garage plus Driveway

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £300,000). A great chance to buy a detached, shared-ownership family home. The central entrance hall leads to a ground-floor cloakroom, an eighteen-foot, triple-aspect reception room, and a similar-sized kitchen/dining room. Both principal rooms feature patio doors that open onto a south/south-east-facing garden with lawn and decked seating area. On the first floor is a main bedroom with naturally-lit, en-suite shower room plus two further bedrooms and an attractive bathroom. The energy-efficiency rating is good, thanks to high performance glazing and well insulated walls, roof and floor. Heating and hot water is from an LPG boiler. A garage plus driveway provide space for off-street parking and the nearby roads offer easy routes to Cambridge or Norwich. Mildenhall town centre can also be reached by bus or bike and Aspal Close Nature Reserve is only a short walk away. The local primary school and nearest secondary school were both Ofsted-reviewed in 2024 and rated 'Good'.

**Housing Association:** Clarion.

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

**Minimum Share:** 35% (£105,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £485.15 per month (subject to annual review).

**Service Charge:** £28.21 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £32,300 | Single - £38,500 (based on minimum share and 10% deposit).

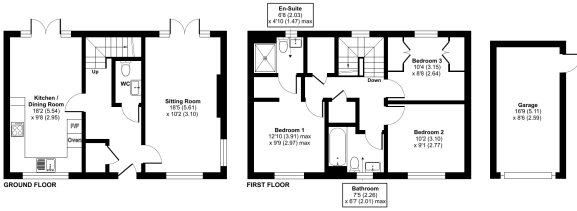
**Council Tax:** Band C, West Suffolk Council. Priority is given to applicants living and/or working in this local authority.

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.



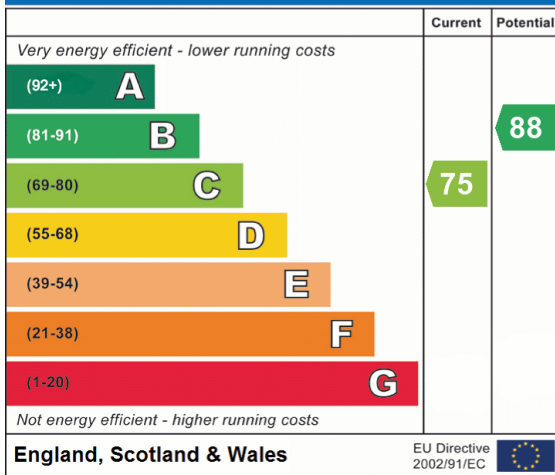
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Approximate Area = 1030 sq ft / 95.6 sq m  
Garage = 143 sq ft / 13.2 sq m  
Total = 1173 sq ft / 108.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS) Benchmarks. ©Urbanmoves 2024. Produced for Urban Moves. REF: UO2024

### Energy Efficiency Rating



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Sitting Room

18' 5" x 10' 2" (5.61m x 3.10m)

#### Cloakroom

#### Kitchen / Dining Room

18' 2" x 9' 8" (5.54m x 2.95m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

12' 10" max. x 9' 9" max. (3.91m x 2.97m)

#### En-Suite Shower Room

6' 8" x 4' 10" max. (2.03m x 1.47m)

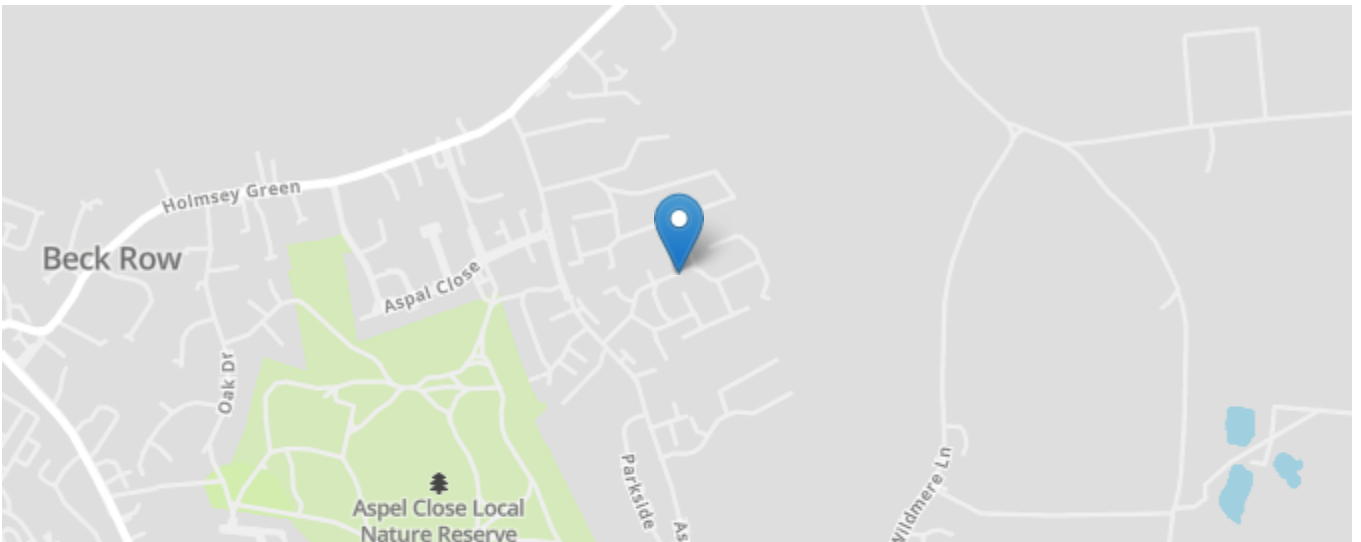
#### Bedroom 2

10' 2" x 9' 1" (3.10m x 2.77m)

#### Bedroom 3

10' 4" x 8' 8" (3.15m x 2.64m)

#### Bathroom



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.