

£108,000 Shared Ownership

Trigg Way, Bury St Edmunds, Suffolk IP32 6UA



- Guideline Minimum Deposit £10,800
- Two Bedroom, Two Storey, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £32.4k | Single £38.7k
- Approx. 742 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £270,000). A recently-constructed, semi-detached house on the outskirts of Bury St Edmunds. The smartly-presented property has a good-sized reception room leading through to an attractive, kitchen/dining room. This, in turn, provides access to an under-stairs cloakroom as well as to the rear garden. One the first floor is a spacious main bedroom plus a second, comfortable, double bedroom and the naturally-lit bathroom. 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 and both the railway station and the town centre can also be reached via bus or by brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 04/09/2020).

Minimum Share: 40% (£108,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £482.61 per month (subject to annual review).

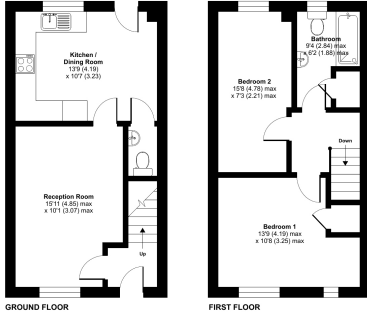
Service Charge: £16.58 per month (subject to annual review).

Guideline Minimum Income: Dual - £32,400 | Single - £38,700 (based on minimum share and 10% deposit).

Council Tax: Band B, 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 = 742 sq ft / 68.9 sq m
For information only - Not to scale



Plan site produced in accordance with RICS Property Measurement 2nd Edition. Accredited Residential Property Measurement Standards (APRS) Registered. © Urbanmoves 2022. Produced by Urbanmoves. REF: 1230100

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room
15' 11" max. x 10' 1" max. (4.85m x 3.07m)

Kitchen / Dining Room
13' 9" x 10' 7" (4.19m x 3.23m)

Cloakroom

FIRST FLOOR

Landing

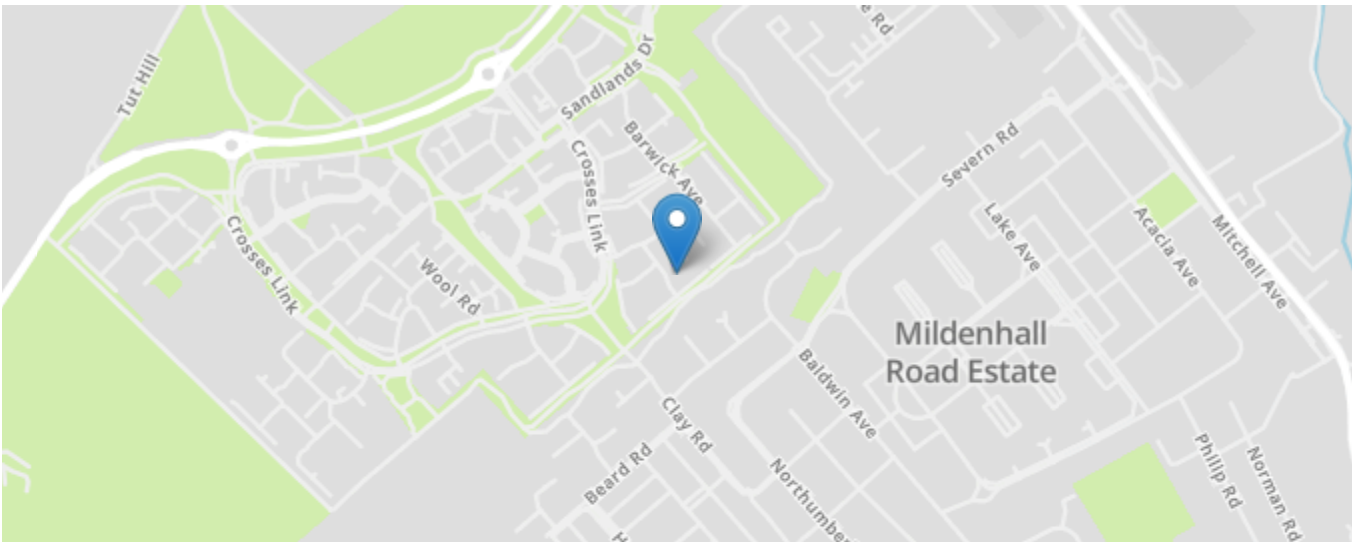
Bedroom 1
13' 9" max. x 10' 8" max. (4.19m x 3.25m)

Bedroom 2
15' 8" max. x 7' 3" max. (4.78m x 2.21m)

Bathroom
9' 4" max. x 6' 2" max. (2.84m x 1.88m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.