

£94,500 Shared Ownership

Lizards Way, Beck Row, Suffolk IP28 8UP



- Guideline Minimum Deposit £9,450
- Two Storey, Three Bedroom, Semi Detached House
- Reception plus Kitchen/Dining Room
- Rear Garden
- Guide Min Income Dual £27.2k | Single £33.2k
- Approx. 1014 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Two Allocated Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £270,000). This immaculately-presented property occupies a corner plot and features a spacious, naturally lit entrance hallway that provides access to the stairs and to the ground floor rooms. The generously-sized reception and attractive kitchen/dining room are dual-aspect, extend the full depth of the house and both open onto the rear garden. On the first floor are two comfortable double bedrooms plus a smaller third bedroom/study. There is an en-suite shower room, a family bathroom, with attractive, limestone-style tiles, and a downstairs cloakroom. 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. The house comes with two allocated parking spaces and the nearby roads offer an easy routes to Cambridge and Norwich. Mildenhall town centre can be reached by car, bus or bike and Aspal Close Nature Reserve is only a short walk away. The local primary school was Ofsted-reviewed in January 2024 and rated 'Good'.

Housing Association: Clarion.

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

Minimum Share: 35% (£94,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £415.45 per month (subject to annual review).

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

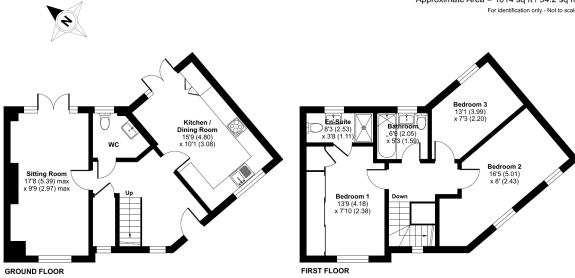
Guideline Minimum Income: Dual - £27,200 | Single - £33,200 (based on minimum share and 10% deposit).

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.

Lizards Way, Beck Row, Bury St. Edmunds, IP28

Approximate Area = 1014 sq ft / 94.2 sq m
For identification only - Not to scale



Plan also produced in accordance with RICS Property Measurement 2nd Edition. Incorporated International Property Measurement Standards (IPMS) Recommended. © Urban Moves 2023. Produced for Urban Moves. REF: 1241934

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	76	
(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	

DIMENSIONS

GROUND FLOOR

Entrance Hall

Sitting Room

17' 8" max. x 9' 9" max. (5.38m x 2.97m)

Cloakroom

Kitchen / Dining Room

15' 9" x 10' 1" (4.80m x 3.07m)

FIRST FLOOR

Landing

Bedroom 1

13' 9" x 7' 10" (4.19m x 2.39m)

En-Suite Shower Room

8' 3" x 3' 8" (2.51m x 1.12m)

Bedroom 2

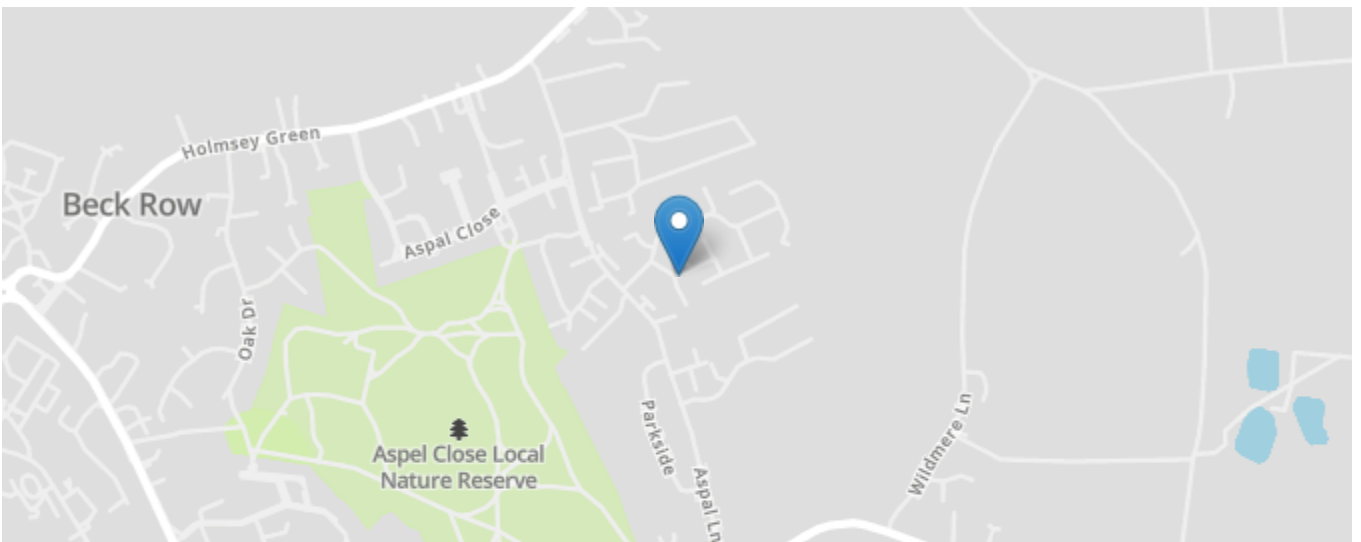
16' 5" x 8' 0" (5.00m x 2.44m)

Bedroom 3

13' 1" x 7' 3" (3.99m x 2.21m)

Bathroom

6' 9" x 5' 3" (2.06m x 1.60m)



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.