

## £88,000 Shared Ownership

Hicfield Road, Beck Row, Suffolk IP28 8UH



- Guideline Minimum Deposit £8,800
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs WC
- Front and Rear Gardens
- Guide Min Income Dual £24.8k | Single £27.7k
- Approx. 794 Sqft Gross Internal Area
- High Performance Glazing
- Driveway Parking

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £220,000). This smartly-presented property forms one end of a short, three-house terrace and has an attractive kitchen at the front, a central cloakroom and a spacious reception/dining room. Patio doors open onto a good-sized rear garden which can also be accessed via a side gate. On the first floor, the bedrooms are both comfortable doubles, with fitted storage space, and there is a naturally lit bathroom with limestone-style tiles. 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 a front lawn and a two-car driveway. The nearby roads offer easy routes to Cambridge or 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 2024 and rated 'Good'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2019). Freehold transferred on 100% ownership.

**Minimum Share:** 40% (£88,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £315.75 per month (subject to annual review).

**Service Charge:** £24.61 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £24,800 | Single - £27,700 (based on minimum share and 10% deposit).

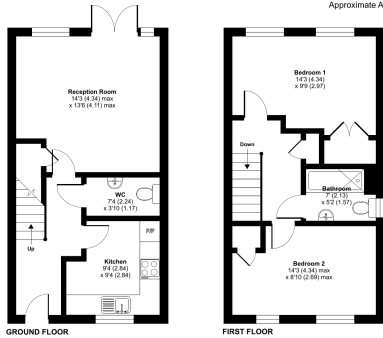
**Council Tax:** Band B, West Suffolk Council. Priority is given to applicants living and/or working in this local authority.

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.



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

Approximate Area = 794 sq ft / 73.8 sq m  
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Assessing Internal Property Measurement Standards (IPMS) (Residential). © Urbanmoves 2023.  
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## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Kitchen

9' 4" max. x 9' 4" max. (2.84m x 2.84m)

#### W.C.

7' 4" x 3' 10" (2.24m x 1.17m)

#### Reception Room

14' 3" max. x 13' 6" max. (4.34m x 4.11m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

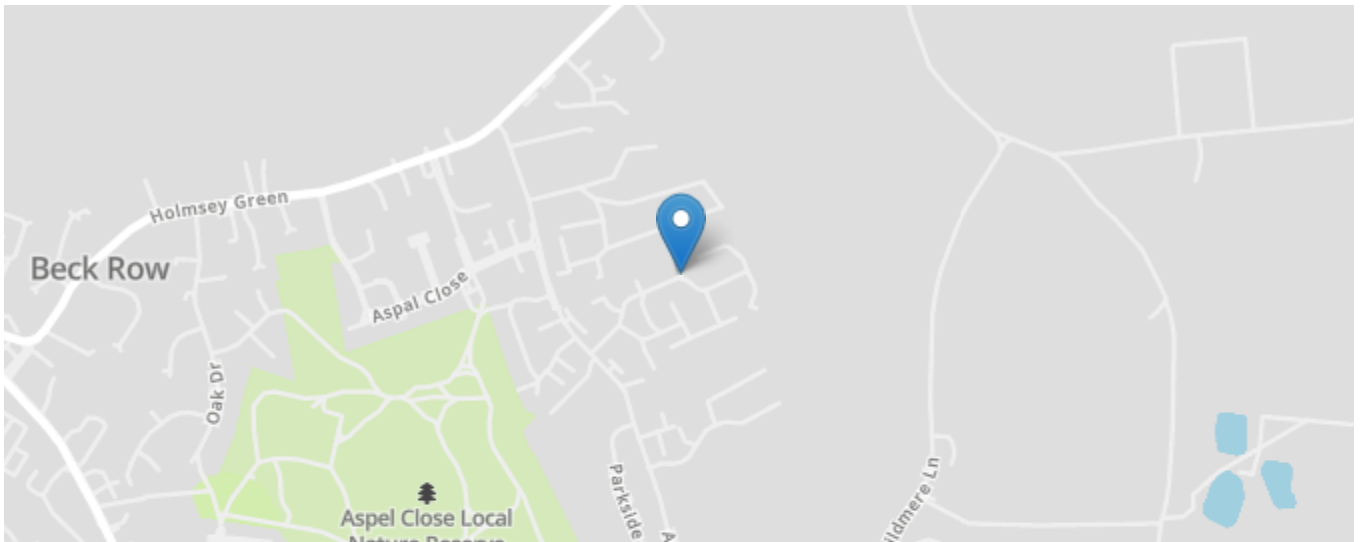
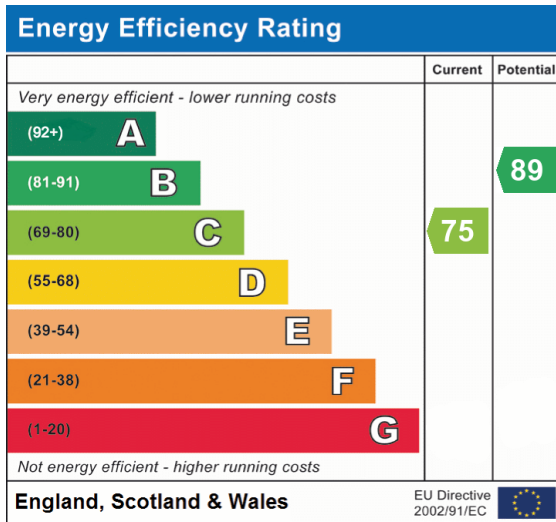
14' 3" x 9' 9" (4.34m x 2.97m)

#### Bathroom

7' 0" max. x 5' 2" max. (2.13m x 1.57m)

#### Bedroom 2

14' 3" max. x 8' 10" max. (4.34m x 2.69m)



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.