

£140,250 Shared Ownership

Lizards Way, Beck Row, Suffolk IP28 8UP



- Guideline Minimum Deposit £14,025
- Two Storey, Three Bedroom, End of Terrace House
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden
- Guideline Minimum Income £28,100
- Approx. 905 Sqft Gross Internal Area
- High Performance Glazing
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £255,000). An attractive, end-of-terrace house in the village of Beck Row. The smartly-presented property has a ground-floor cloakroom/WC just off the entrance hall, a good-sized reception room and a full-width kitchen/dining room. Patio doors open onto the rear garden. On the first floor of the house is a main bedroom with en-suite shower room plus a spacious second bedroom, a smaller third double bedroom and a naturally-lit main bathroom with limestone style tiles. Well insulated walls, roof and floor and high performance glazing help with energy-efficiency and heating is from an LPG boiler. Nearby Aspal Close Nature Reserve offers beautiful, outside space to enjoy. The house comes with off-street parking for two cars.

Housing Association: Clarion.

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

Minimum Share: 55% (£140,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £280.14 per month (subject to annual review).

Service Charge: £25.92 per month (subject to annual review).

Guideline Minimum Income: £28,100 (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.

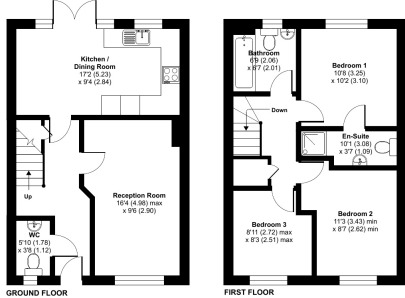
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.



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

Approximate Area = 905 sq ft / 84.1 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). © nicholson 2025. Produced for Urban Moves. REF: 1324091

DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

5' 10" x 3' 8" (1.78m x 1.12m)

Reception Room

16' 4" x 9' 6" (4.98m x 2.90m)

Kitchen / Dining Room

17' 2" x 9' 4" (5.23m x 2.84m)

FIRST FLOOR

Landing

Bedroom 1

10' 8" x 10' 2" (3.25m x 3.10m)

En-Suite Shower Room

10' 1" x 3' 7" (3.08m x 1.09m)

Bedroom 2

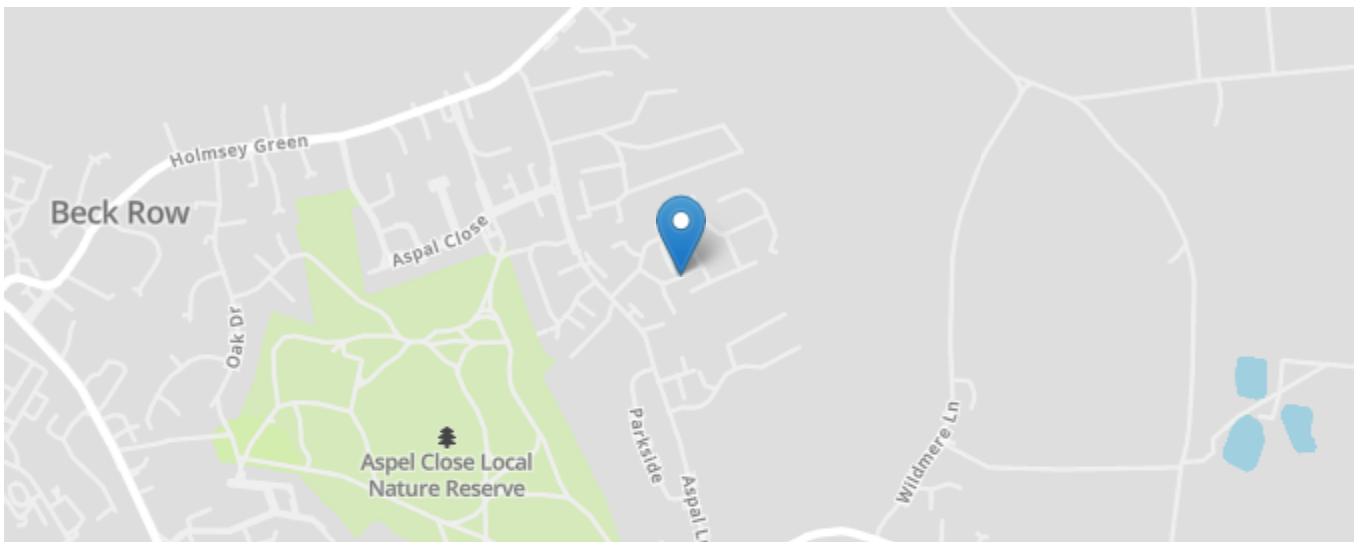
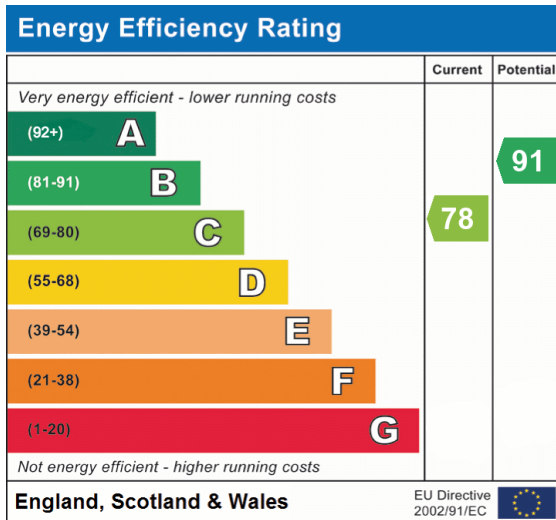
11' 3" min. x 8' 7" min. (3.43m x 2.62m)

Bedroom 3

8' 11" max. x 8' 3" max. (2.72m x 2.51m)

Bathroom

6' 9" max. x 6' 7" max. (2.06m 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.