

## £73,500 Shared Ownership

Lizards Way, Beck Row, Bury St Edmunds, Suffolk IP28 8UP



- Guideline Minimum Deposit £7,350
- Two Storey, Two Bedroom, Semi Detached House
- Spacious Reception Room
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £42.9k | Single £49.1k
- Approx. 792 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Modern Insulation and High Performance Glazing
- Two Car Driveway

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £210,000). A beautifully-presented, semi-detached house which forms part of a modern development in the village of Beck Row. The property has an attractive kitchen at the front, a central cloakroom/WC and a spacious rear reception room with combined fireplace/media unit. Double doors open onto a good-sized garden with patio and lawn. The garden can also be accessed via a side gate from the two-car driveway. On the first floor of the house are two full-width bedrooms, both with built-in storage, and a stylish, naturally-lit bathroom. 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 green, open space to enjoy and Thetford Forest is only a short drive away. The local primary school is Ofsted-rated 'Good'.

**Housing Association:** Clarion.

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

**Minimum Share:** 35% (£73,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £369.25 per month (subject to annual review).

**Service Charge:** £27.99 per month (subject to annual review).

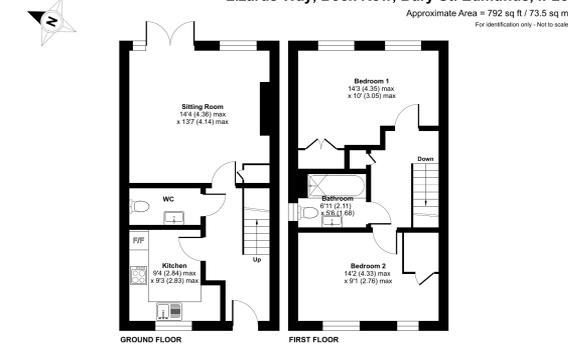
**Guideline Minimum Income:** Dual - £42,900 | Single - £49,100 (based on minimum share and 10% deposit).

**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.

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Approximate Area = 792 sq ft / 73.5 sq m  
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Foundation. © Urban Moves. REF: 1432022

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Kitchen

9' 4" max. x 9' 3" max. (2.84m x 2.83m)

#### W.C.

#### Sitting Room

14' 4" max. x 13' 7" max. (4.36m x 4.14m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

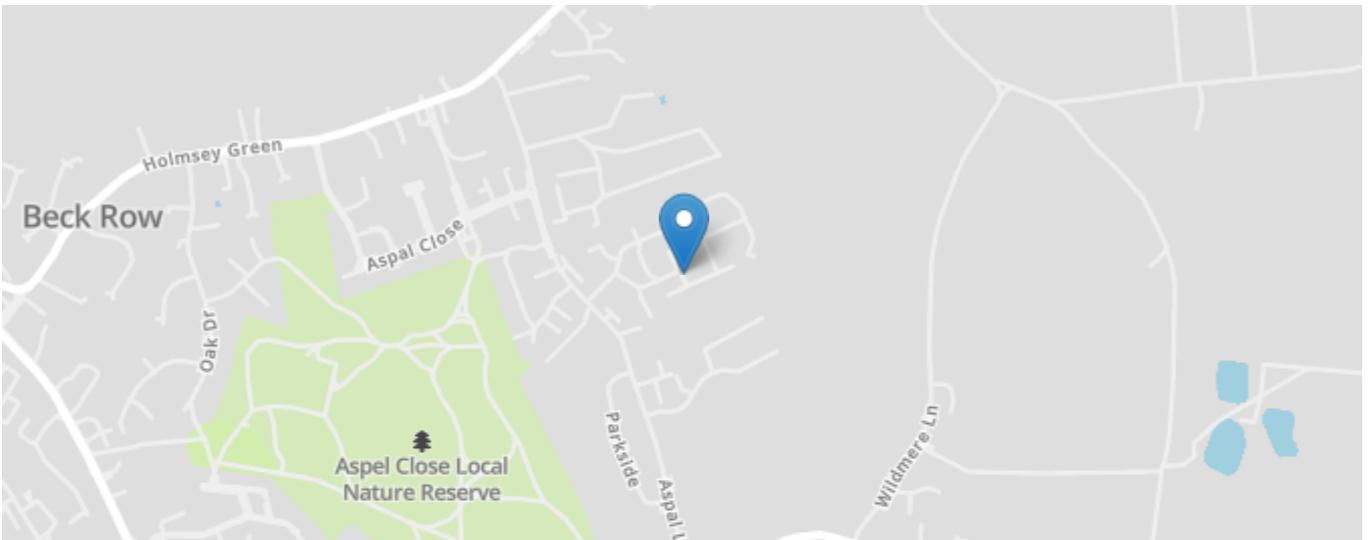
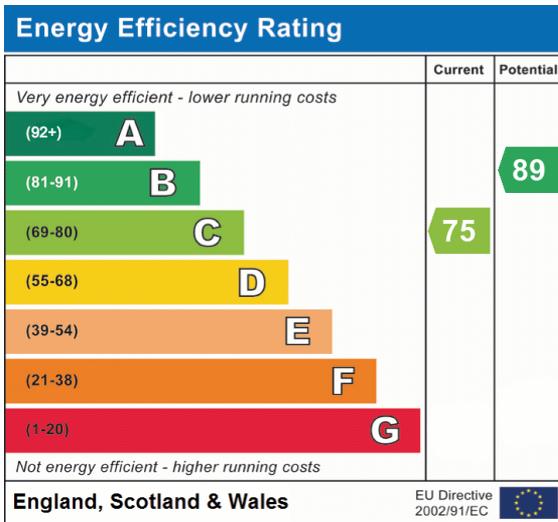
14' 3" max. x 10' 0" max. (4.35m x 3.05m)

#### Bathroom

6' 11" max. x 5' 6" max. (2.11m x 1.68m)

#### Bedroom 2

14' 2" max. x 9' 1" max. (4.33m x 2.76m)



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.