

£80,500 Shared Ownership

Hicfield Road, Beck Row, Suffolk IP28 8UH



- Guideline Minimum Deposit £8,050
- Two Storey, Semi Detached House
- Reception plus Kitchen/Dining Room
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden
- Guide Min Income Dual £26.4k | Single £30k
- Approx. 948 Sqft Gross Internal Area
- Three Good-Sized Bedrooms
- Modern Insulation and High Performance Glazing
- Two Car Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £230,000). A recently-constructed, family home in the village of Beck Row. The semi-detached property has a cloakroom/WC just off the entrance hall, a good-sized kitchen/dining room and a full-width reception room at the rear. Patio doors open onto a walled garden which can also be accessed via a side gate. On the first floor of the house is a main bedroom with en-suite shower room plus a spacious second bedroom, a smaller third bedroom and an attractive, 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 supplied by an LPG boiler. A driveway, at the side of the property, provides off-street parking space for two cars plus there are several visitor spaces close by. The nearby roads offer easy routes to Cambridge or Norwich and Mildenhall town centre can be reached by car, bus or bike. Aspal Close Nature Reserve is only a short walk away. The local primary school is Ofsted-rated 'Good', as is the nearest secondary school.

Housing Association: Clarion.

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

Minimum Share: 35% (£80,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £432.02 per month (subject to annual review).

Service Charge: £31.70 per month (subject to annual review).

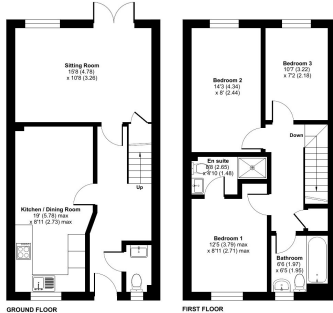
Guideline Minimum Income: Dual - £26,400 | Single - £30,000 (based on minimum share and 10% deposit).

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.

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

Approximate Area = 948 sq ft / 88 sq m
For identification only - Not to scale



Plan was produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential), © Urbanmoves 2020. Produced by Urban Moves, REF: 1458574

DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Kitchen / Dining Room
19' 0" max. x 8' 11" max. (5.78m x 2.73m)

Sitting Room
15' 8" x 10' 8" (4.78m x 3.26m)

FIRST FLOOR

Landing

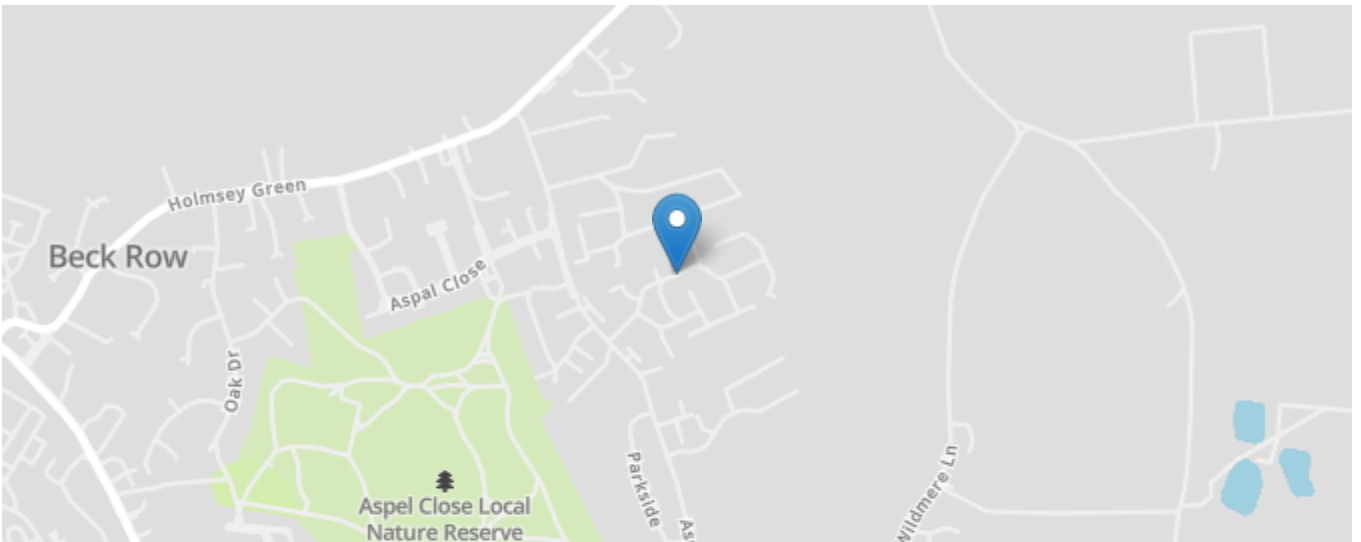
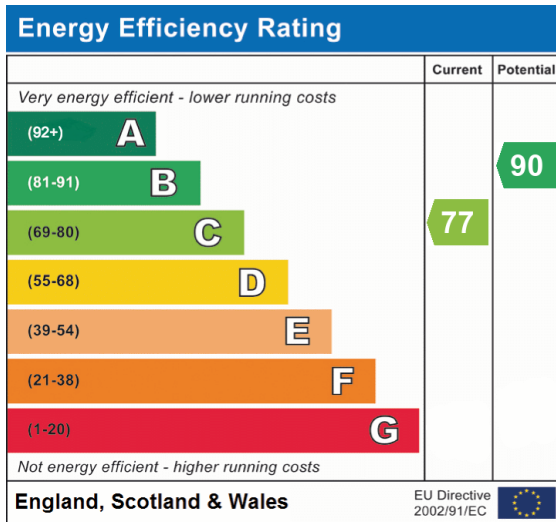
Bedroom 1
12' 5" max. x 8' 11" max. (3.79m x 2.71m)

En-Suite Shower Room
8' 8" max. x 4' 10" max. (2.65m x 1.48m)

Bedroom 2
14' 3" x 8' 0" (4.34m x 2.44m)

Bedroom 3
10' 7" x 7' 2" (3.22m x 2.18m)

Bathroom
6' 6" max. x 6' 5" max. (1.97m x 1.95m)



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.