

## £120,000 Shared Ownership

Acres Walk, Beck Row, Suffolk IP28 8WD



- Guideline Minimum Deposit £12,000
- Two Storey, Semi Detached House
- Reception plus Kitchen/Dining Room
- Bathroom, Shower Room and Downstairs W.C.
- Good-Sized Rear Garden
- Guide Min Income Dual £28.6k | Single £33.3k
- Approx. 782 Sqft Gross internal Area
- Two Double Bedrooms
- Modern Insulation and High Performance Glazing
- Driveway Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £240,000). A recently-constructed and smartly-presented house in the village of Beck Row. The property has a good-sized kitchen/dining room, an under-stairs cloakroom/WC and a full-width reception room at the rear. Patio doors open onto a large and neatly-maintained garden. On the first floor of the house is a main bedroom with naturally-lit, en-suite shower room plus a second double bedroom and an attractive 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 parking for two cars and 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 January 2024 and rated 'Good'.

**Housing Association:** Clarion.

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

**Minimum Share:** 50% (£120,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £300.29 per month (subject to annual review).

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

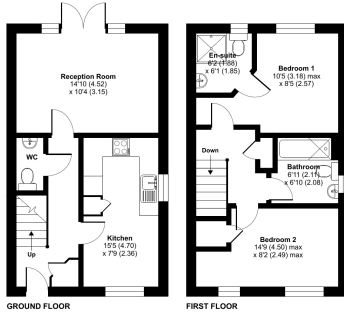
**Guideline Minimum Income:** Dual - £28,600 | Single - £33,300 (based on minimum share and 10% deposit).

**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. One of the two driveway parking spaces is currently covered by a shed/store however this is a temporary structure and will be removed. We understand an additional car can be parked in front of the house, if required.



**Acres Walk, Beck Row, IP28**  
Approximate Area = 782 sq ft / 72.7 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) Recommendations. © Urban Moves 2024. Produced for Urban Moves. 2027-1017128

## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**

**Kitchen / Dining Room**

15' 5" x 7' 9" (4.70m x 2.36m)

**W.C.**

**Reception Room**

14' 10" x 10' 4" (4.52m x 3.15m)

### FIRST FLOOR

**Landing**

**Bedroom 1**

10' 5" x 8' 5" (3.18m x 2.57m)

**En-Suite Shower Room**

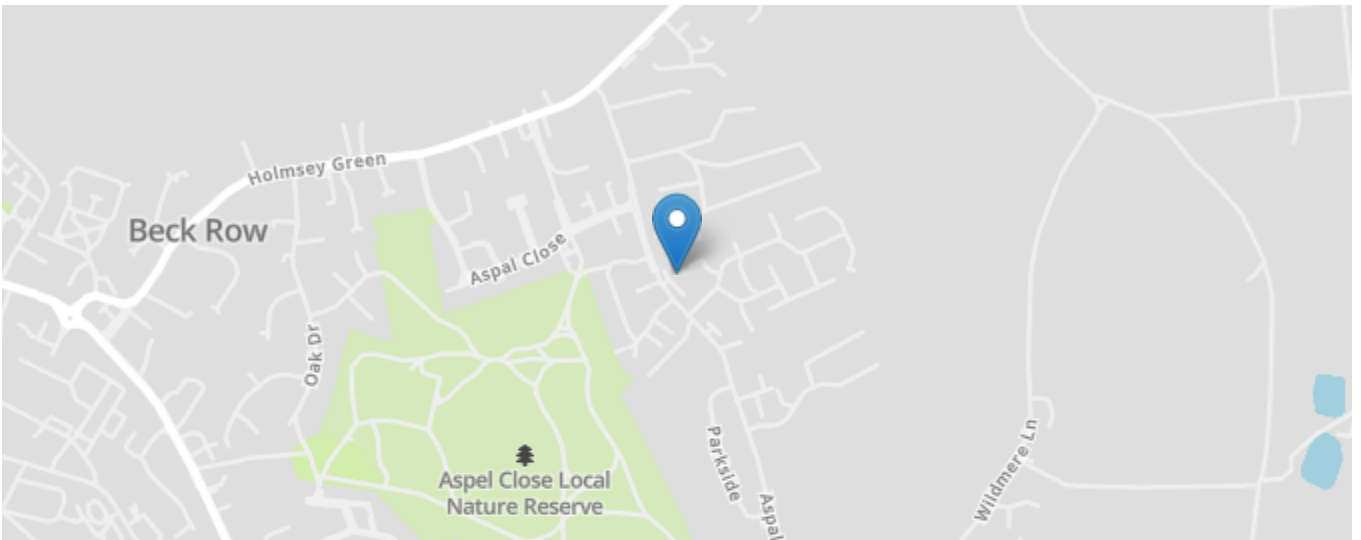
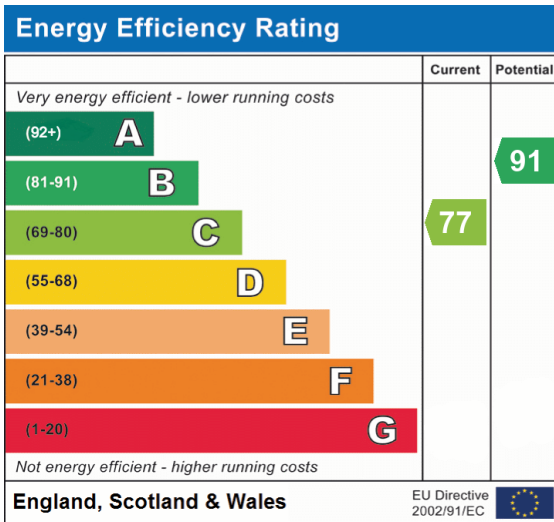
6' 2" max. x 6' 1" max. (1.88m x 1.85m)

**Bathroom**

6' 11" max. x 6' 10" max. (2.11m x 2.08m)

**Bedroom 2**

14' 9" max. x 8' 2" max. (4.50m x 2.49m)



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.