

£101,500 Shared Ownership

Fieldfare, Beck Row, Suffolk IP28 8UW



- Guideline Minimum Deposit £10,150
- Two Storey, Detached House
- Reception plus Spacious Kitchen/Dining Room
- Bathroom, Shower Room and Downstairs W.C.
- South West Facing Rear Garden
- Guide Min Income Dual £31k | Single £37k
- Approx. 990 Sqft Gross Internal Area
- Three Double Bedrooms
- Good Energy Efficiency Rating
- Garage plus Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £290,000). A great chance to buy a detached, shared-ownership family. The smartly-presented, double-fronted property has a cloakroom/WC just off the entrance hall, an eighteen-foot, triple-aspect reception room and a similar-sized kitchen/dining room with integrated appliances. Both principle rooms feature patio doors that open onto the large, south-west-facing rear garden. On the first floor of the house is a main bedroom with fitted storage and naturally-lit, en-suite shower room plus two further double bedrooms and a stylish bathroom. The energy-efficiency rating is good, thanks to well insulated walls, roof and floor and high performance glazing. Heating and hot water is supplied by an LPG boiler. At the side of the property is a garage plus driveway and the nearby roads offer easy routes to Cambridge or Norwich. Aspal Close Nature Reserve is only a short walk away and Mildenhall town centre can be reached by car, bus or bike. 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% (£101,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £491.77 per month (subject to annual review).

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

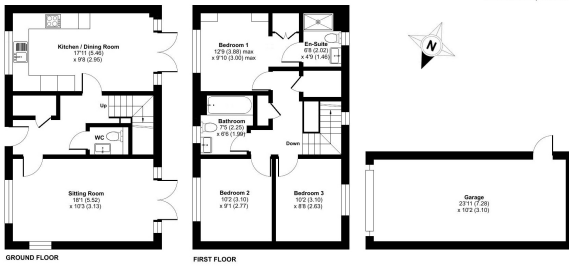
Guideline Minimum Income: Dual - £31,000 | Single - £37,000 (based on minimum share and 10% deposit).

Council Tax: Band C, West Suffolk District 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.

Fieldfare, Beck Row, Bury St. Edmunds, IP28

Approximate Area = 990 sq ft / 91.9 sq m
Garage = 243 sq ft / 22.5 sq m
Total = 1233 sq ft / 114.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement (2nd Edition),
Incorporating International Property Measurement Standards (IPIMS) (November 2018).
Produced for Urban Moves. REF: 1513020

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DIMENSIONS

GROUND FLOOR

Entrance Hall

Sitting Room

18' 1" x 10' 3" (5.52m x 3.13m)

W.C.

Kitchen / Dining Room

17' 11" x 9' 8" (5.46m x 2.95m)

FIRST FLOOR

Landing

Bedroom 1

12' 9" max. x 9' 10" max. (3.88m x 3.00m)

En-Suite Shower Room

6' 8" max. x 4' 9" max. (2.02m x 1.46m)

Bedroom 2

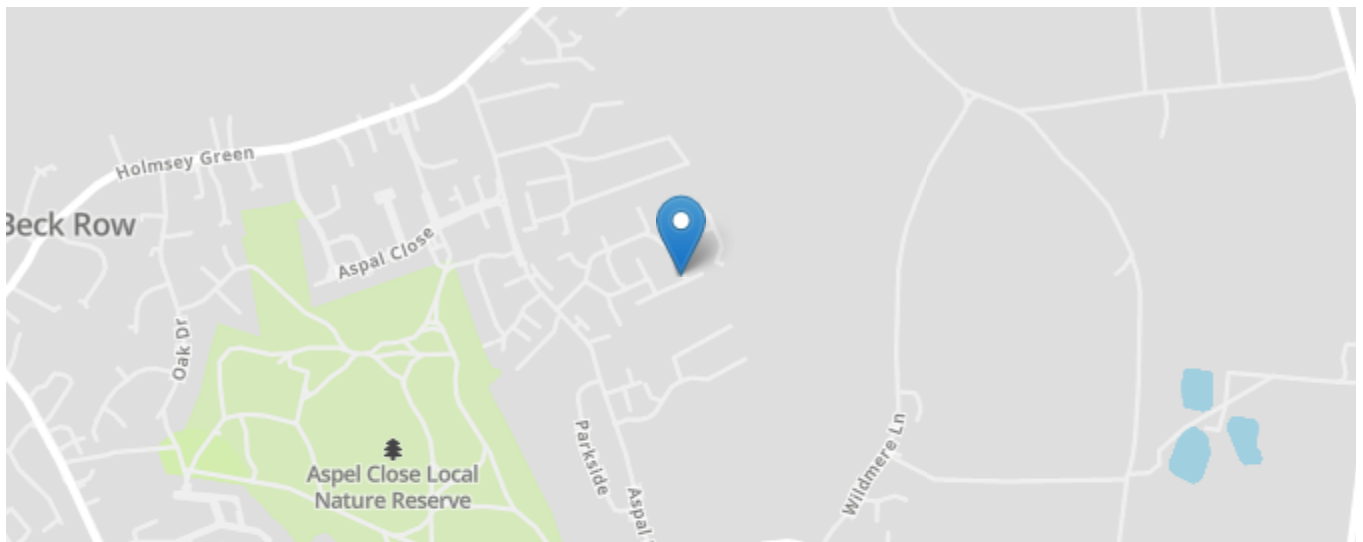
10' 2" x 9' 1" (3.10m x 2.77m)

Bedroom 3

10' 2" x 8' 8" (3.10m x 2.63m)

Bathroom

7' 5" max. x 6' 6" max. (2.25m x 1.99m)



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.