

£115,500 Shared Ownership

New Breck Road, Elmswell, Bury St Edmunds, Suffolk IP30 9YN



- Guideline Minimum Deposit £11,550
- Two Storey, Three Bedroom, Semi Detached House
- High Performance Glazing
- Front and Rear Gardens
- Guide Min Income - Dual £41.7k Single £47.4k
- Approx. 1056 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Garage plus Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £330,000). A great chance to buy a spacious, family home. This recently-constructed, semi-detached property has a cloakroom just off the entrance hallway, a kitchen/dining room with sleek, white units and a reception room with patio doors that open onto a good-sized rear garden. On the first floor is a main bedroom with en-suite shower room plus a second comfortable double bedroom, a smaller third bedroom and a naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. The A14 offers an easy route to Cambridge or Ipswich as well as access to many of the regions other major roads. Elmswell Railway Station is within walking distance or a brief cycle ride and Thetford Forest, which offers forty six thousand acres of outside space to explore, is around a half-hour drive away (Google Maps).

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2020).

Minimum Share: 35% (£115,500). The housing association will expect that you will purchase the largest share affordable.

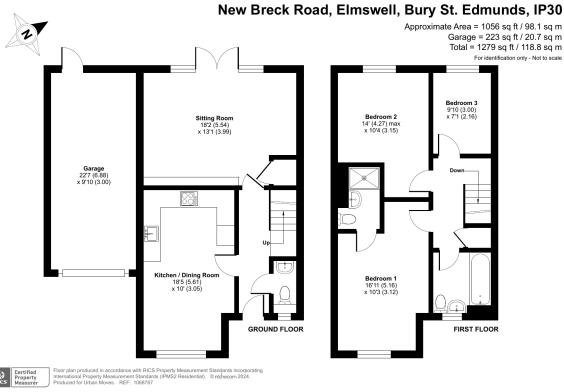
Shared Ownership Rent: £624.87 per month (subject to annual review).

Service Charge: £51.42 per month (subject to annual review).

Guideline Minimum Income: Dual - £41,700 | Single - £47,400 (based on minimum share and 10% deposit).

Council Tax: Band C, Mid 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.



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen / Dining Room

18' 5" x 10' 0" (5.61m x 3.05m)

Sitting Room

18' 2" x 13' 1" (5.54m x 3.99m)

FIRST FLOOR

Landing

Bedroom 1

16' 11" max. x 10' 3" max. (5.16m x 3.12m)

En-Suite Shower Room

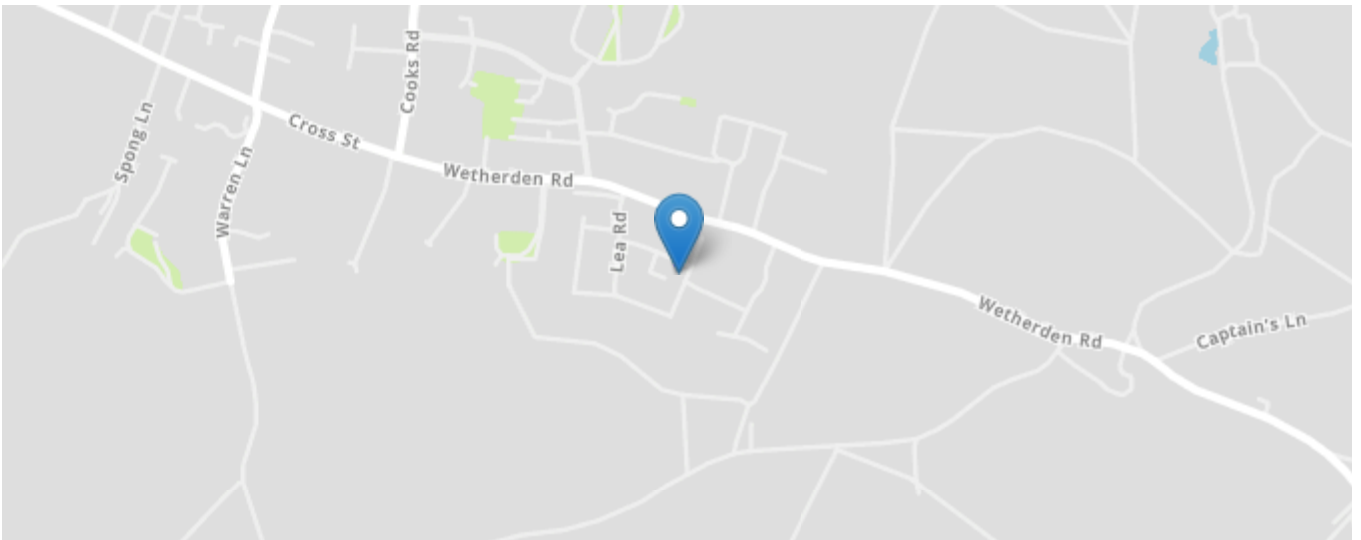
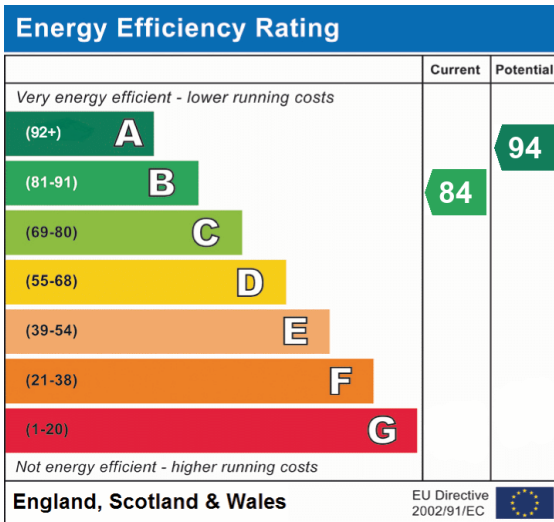
Bedroom 2

14' 0" max. x 10' 4" (4.27m x 3.15m)

Bedroom 3

9' 10" x 7' 1" (3.00m x 2.16m)

Bathroom



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.