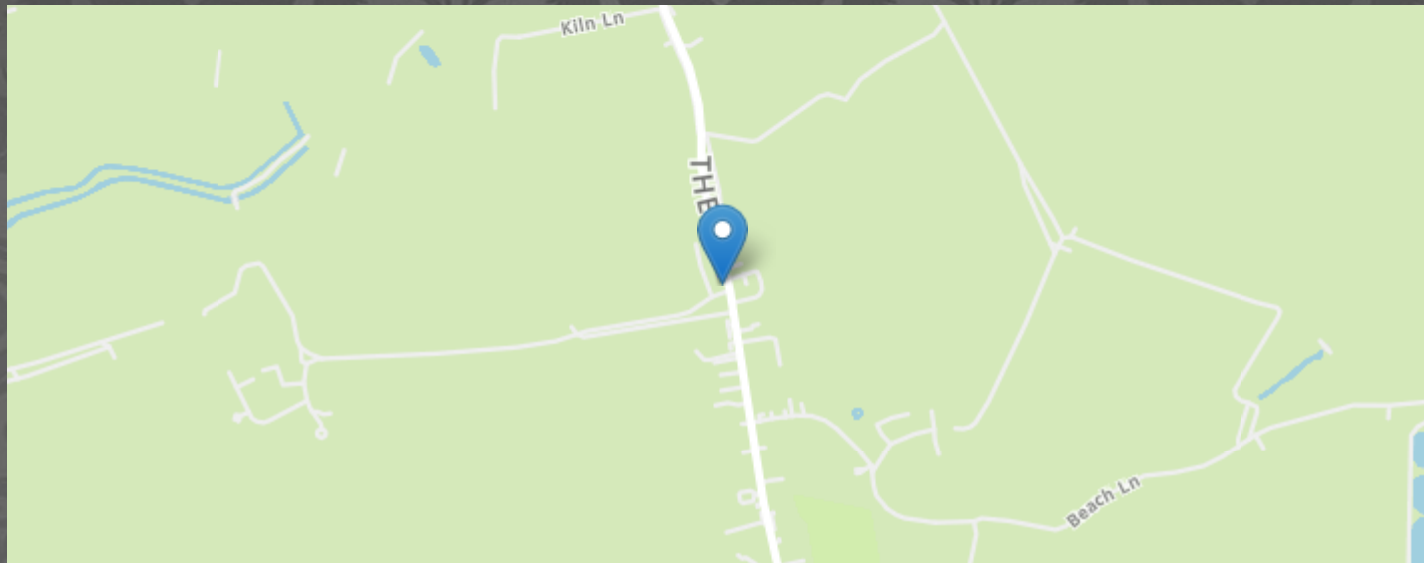


Manor Farm Gardens, Bawdsey, Woodbridge



- LOCATED IN PICTURESQUE BAWDSEY
- PRIVATE CUL-DE-SAC POSITION
- SEMI-DETACHED THREE BEDROOM FAMILY HOME
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- PARKING FOR MULTIPLE VEHICLES
- STUNNING FIELD VIEWS
- SITUATED ON A GENEROUS PLOT
- SITTING ROOM AND KITCHEN/DINING ROOM
- PRIVATE, LANDSCAPED REAR GARDEN
- SHARED OWNERSHIP AVAILABLE FROM 50% UP TO 100%

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MARKS & MANN



Manor Farm Gardens, Bawdsey, Woodbridge

*** AVAILABLE AS SHARED OWNERSHIP FROM 50% UP TO 100% ***

Located in beautiful BAWDSEY, in a PRIVATE CUL-DE-SAC position, is this SEMI-DETACHED THREE BEDROOM FAMILY HOME. The property is situated on a GENEROUS PLOT with PARKING for multiple vehicles and a LANDSCAPED rear GARDEN. Accommodation comprises entrance hall, sitting room, kitchen/dining room and downstairs cloakroom, with three bedrooms and a family bathroom upstairs. An early viewing is strongly advised to appreciate the accommodation on offer and the incredible position of this home.

£165,000 Shared Ownership From

Manor Farm Gardens, Bawdsey, Woodbridge

Entrance hall

Window and door to front, stairs to first floor and doors to the sitting room, kitchen/dining room and downstairs cloakroom.

Kitchen/dining room

5.44m x 2.74m (17' 10" x 9' 0") Triple aspect room with windows to the front, side and rear, overlooking the garden. To one side there is space for a family dining table, and at the other, there are a range of matching base and eye level units with worktops over, sink, space and plumbing for a washing machine and space and for a fridge/freezer.

Sitting room

5.44m x 2.93m (17' 10" x 9' 7"(max) Dual aspect room with window to front and French doors to rear, overlooking and leading into the garden, understairs storage cupboard.

Downstairs cloakroom

Hand wash basin and WC.

First floor landing

Window to rear, access to the airing cupboard and doors to all three bedrooms and the family bathroom.

Bedroom one

3.74m x 3.16m (12' 3" x 10' 4") Window to front.

Bedroom two

3.77m x 2.78m (12' 4" x 9' 1") Window to front.

Bedroom three

2.74m x 2.55m (9' 0" x 8' 4") Window to rear, overlooking the garden.

Family bathroom

2.13m x 1.90m (7' 0" x 6' 3") Window to rear, panel enclosed bath with shower over, hand wash basin with storage under and WC.

Outside

The front of the property is enclosed by a picket fence and is mainly laid to lawn with plant/shrub borders and a path leading to the front door. The path continues to the side, where a gate provides access to the rear garden.

There is a patio area to the immediate rear of the property, ideal for outdoor entertaining and alfresco dining, with the remainder mainly laid to lawn with plant/shrub borders, enclosed by wooden fencing. There are various seating areas, including a decked area, and decorative stone area, The side of the property has been blocked paved, providing off road parking for multiple vehicles, with wooden gates providing privacy and security. There are a number of sheds which we understand are to remain.

Important information

Tenure - Leasehold.
Services - we understand that mains electricity, water and drainage are connected to the property, with heating being via an air source heat pump.
Council tax band C.
EPC rating B.
Our ref: SM/elr.

Leasehold information

Interested parties are able to purchaser a 50% share of this property with the remaining 50% owned by Orwell Housing. For this remaining share there is a rent payable of £327.20 plus an estate charge of £16.00, totalling £358.62 PCM.

The lease is dated 25 March 2021 and the term is 120 years (remaining term 121 years at the time of marketing). There is no ground rent.

Any incoming 'shared ownership' purchaser is required to live, work or have family in the East Suffolk Council area.

Any incoming purchaser wishing to own 100% of the property would be a leaseholder.

The property has a protected lease, enabling the shared owner to purchase up to 100% but only ever being a leaseholder, the freehold IS NOT transferrable. The lease also has a mandatory buy-back clause so that when the acquired percentage owned by the shared owner is more than 80% and they wish to sell the property, the shared owner will offer the property back to Orwell Housing Association who will have first refusal to repurchase at the current market value, or alternatively, find a nominee to purchase the property.

Manor Farm Gardens, Bawdsey, Woodbridge

Directions

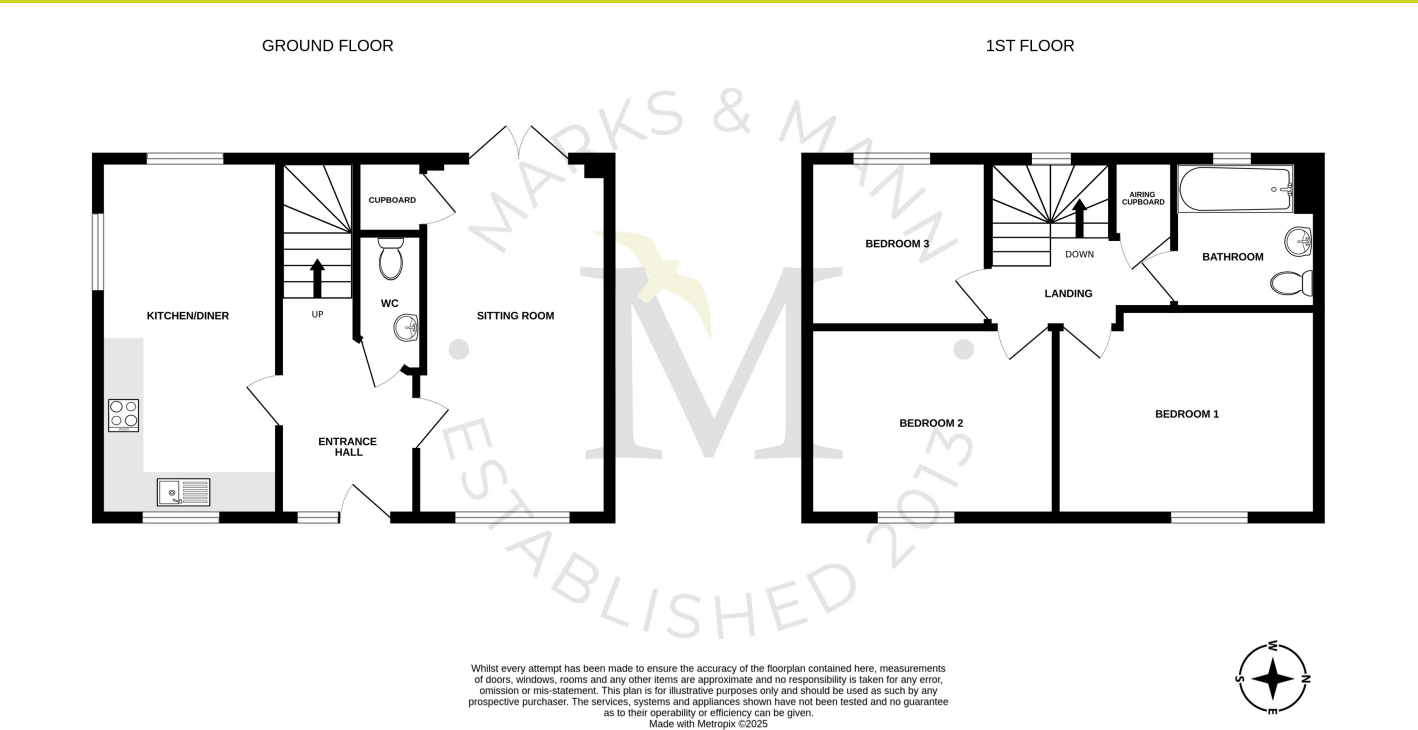
Using a SatNav, please use IP12 3FF as the point of destination.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

