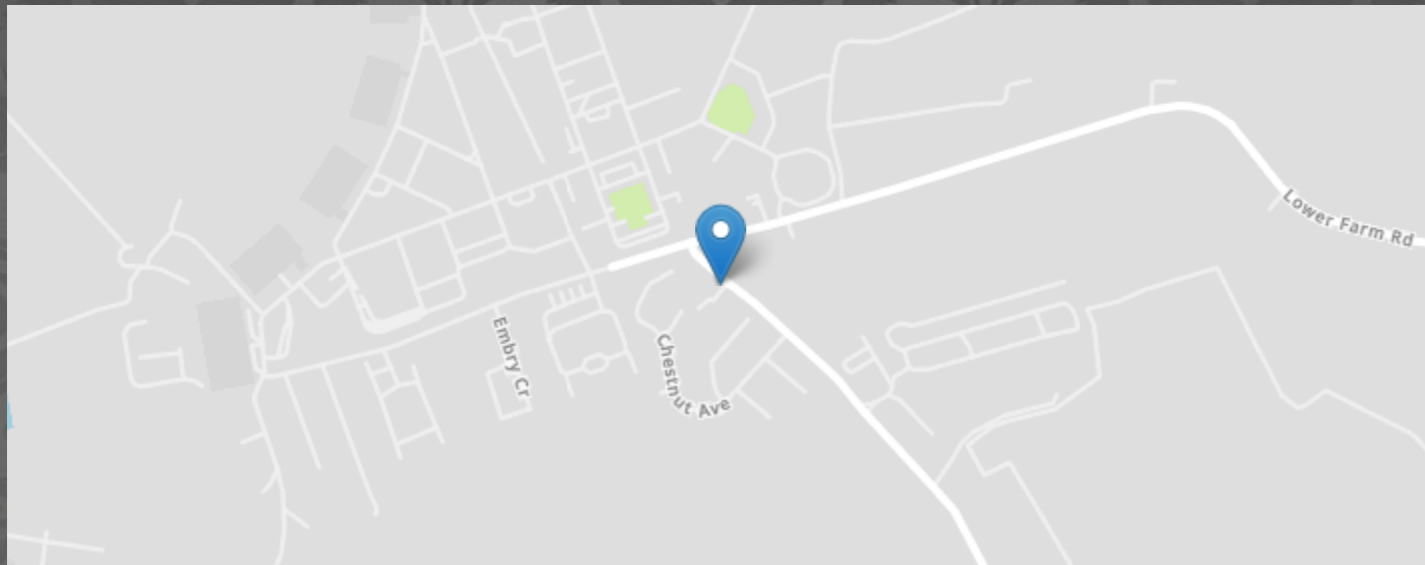


## The Street, Great Bricett, Ipswich



# MARKS & MANN



- 50% SHARED OWNERSHIP
- SOUGHT AFTER VILLAGE OF GREAT BRICETT, SOUTH OF NEEDHAM MARKET
- GROUND FLOOR CLOAKROOM & FIRST FLOOR FAMILY BATHROOM

- TWO BEDROOM SEMI DETACHED HOUSE
- ONE ALLOCATED OFF ROAD PARKING SPACE
- ENCLOSED REAR GARDEN



## The Street, Great Bricett, Ipswich

50% SHARED OWNERSHIP at £110,000. Rent of £318.39 per calendar month and a monthly service charge of £79.92 for the septic tank, sinking fund and water charges. 110 years on the lease for any perspective purchaser.

# MARKS & MANN

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

This TWO BEDROOM SEMI DETACHED HOUSE is situated in the sought after village of Great Bricett, south of Needham Market. The property benefits from ground floor cloakroom, kitchen, lounge, two first floor bedrooms along with a family bathroom. There is an enclosed rear garden along with one allocated off road parking space.

**£110,000**



# The Street, Great Bricett, Ipswich

## About The Area

Great Bricet is nestled in the heart of rural Suffolk. The Parish Church, Nunnery Mount, and a number of beamed houses can be traced back to medieval times, and the heart of the village remains centred around the tiny village green; the adjacent Victorian school now serves admirably as our Village Hall. Located near by Wattisham, Ringshall, Battisford and Needham Market. Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

## Front

Allocated off road parking space for one car. Gate to front leading to the rear garden.

## Covered Porch

## Entrance Door

Leading to:

## Hallway

Stairs leading to first floor. Coved ceiling. Under stairs storage cupboard.

## Cloakroom

Double glazed window to side. Low-level WC. Wash hand basin. Laminate style flooring. Extractor fan. Radiator.

## Kitchen

3.34m x 2.36m (10' 11" x 7' 9")  
Double glazed window to front. Single drainer sink unit. Range of eye level units and range of base units with cupboards and drawers. Vinyl style flooring. Radiator. Part tiled walls. Coved ceiling. Space for oven and hob. Laminate worktops. Plumbing for washing machine.

## Lounge

4.20m x 3.97m (13' 9" x 13' 0")  
Double glazed window to rear. Double glazed door to rear. Laminate style flooring. Two radiators. Coved ceiling.

## Landing

Airing cupboard. Loft access. Coved ceiling.

## Bedroom One

3.74m x 3.34m (12' 3" x 10' 11")  
Two double glazed windows to front. Radiator. Coved ceiling. Built in wardrobe.

## Bedroom Two

5.38m x 2.14m (17' 8" x 7' 0")  
Double glazed window to rear. Radiator. Coved ceiling.

## Bathroom

Double glazed window to rear. Panelled bath with shower over. Low-level WC. Wall mounted wash hand basin. Laminate style flooring. Radiator. Part tiled walls. Coved ceiling. Extractor fan.

## Rear Garden

Laid to lawn. Concrete patio area. Shed. Gate leading to the front of the property.

## Agents Note

At the time of instruction the vendor informs us there is a £79.92 a month service charge for the septic tank, sinking fund and water charges.

## 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.

# The Street, Great Bricett, Ipswich

## 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.

## Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

## Council Tax Band

At the time of instruction the council tax band for this property is band B.



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

