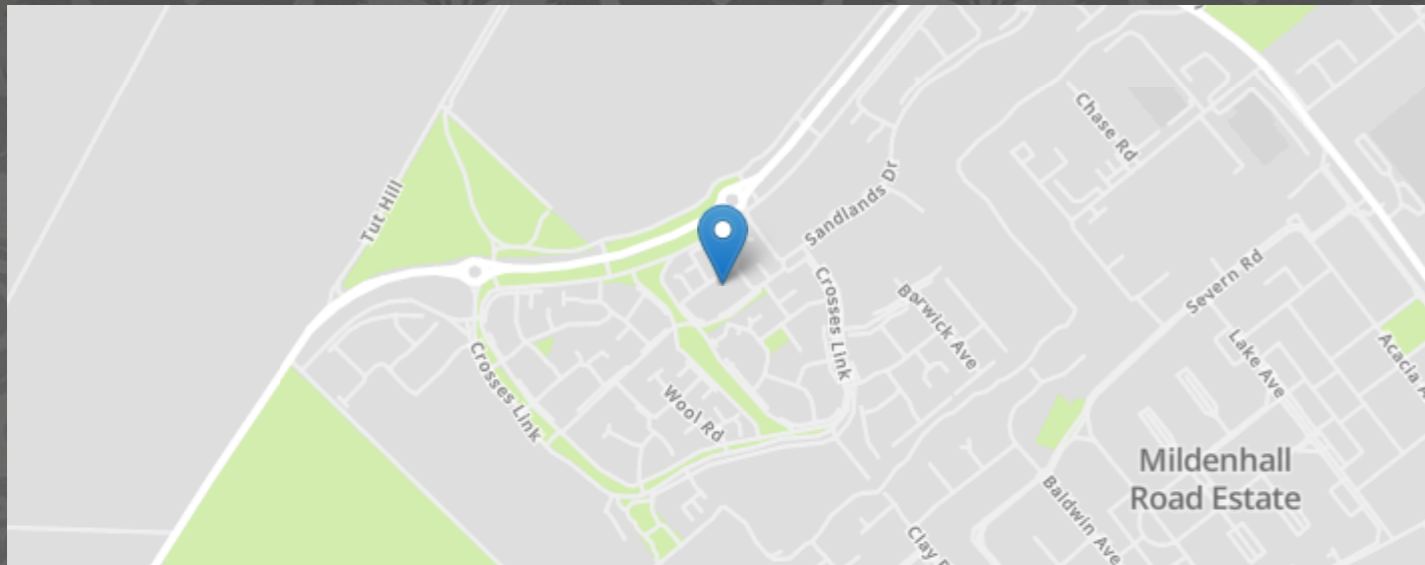


Redwood Drive, Bury St Edmunds



- 40% SHARED OWNERSHIP
- LOUNGE
- REAR GARDEN
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- BEAUTIFULLY PRESENTED

MARKS & MANN



### Redwood Drive, Bury St Edmunds

Well presented two bedroomed end terraced property located on the Marham Park, this 40% SHARED OWNERSHIP, The remaining is owned by Flagship Housing generating an all inclusive monthly rent of £434pcm, Providing spacious living including Lounge/dining room, fitted kitchen, ground floor cloakroom and first floor bathroom together with off road parking. The property benefits from double glazed windows and gas central heating.

Viewing is advised to appreciate this BEAUTIFUL HOME!

MARKS & MANN

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**£100,000 Shared Ownership 40%**



# Redwood Drive, Bury St Edmunds

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## Front

Laid to lawn with hedge, Path leading to storm porch and front door.

## Parking

Off road parking for two cars.

## Entrance Hall

Stairs to first floor, Radiator.

## Agent Notes

The remaining percentage is owned by Flagship Housing, generating an all inclusive monthly rent of £434pcm

## Kitchen

2.44m x 2.98m (8' 0" x 9' 9") Double glazed window to front, 1/2 stainless steel sink with drainer and mixer tap, Laminate worktop, Range of eye level units and base units with cupboards and drawers, Electric hob with extractor hood, Oven, Space for fridge/freezer, Space for washing machine, Part tiled, Radiator.

## 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.

## Cloakroom

Low level W.C. Pedestal hand wash basin, Part tiled, Extractor fan, Radiator.

## 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.

## Lounge/Dining Room

3.96m x 4.54m (13' 0" x 14' 11") Double glazed window and door to rear, Under stairs cupboard, Two radiators.

## School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

## Landing

## Bedroom One

3.52m x 4.66m (11' 7" x 15' 3") Two double glazed window to front, Built in cupboard, Radiator.

## Council tax band

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

## Bedroom Two

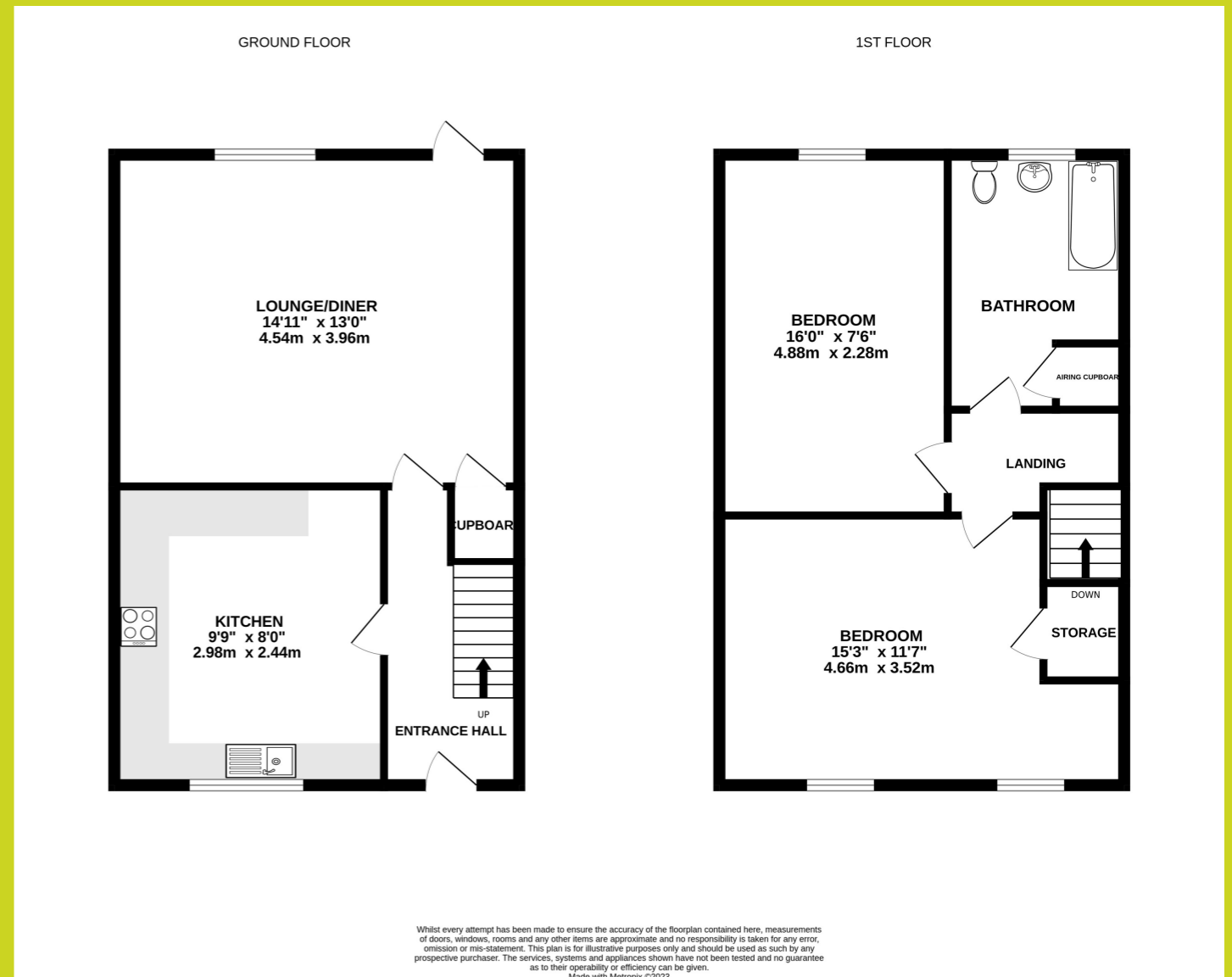
2.28m x 4.88m (7' 6" x 16' 0") Double glazed window to rear, Radiator.

## Bathroom

Double glazed window to rear, Panelled bath with shower above, Pedestal hand wash basin, Part tiled, Low level W.C. Heated towel rail, Extractor fan. Built in cupboard housing the boiler.

## Rear Garden

Mostly laid to lawn, Side gate, Patio area.



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

