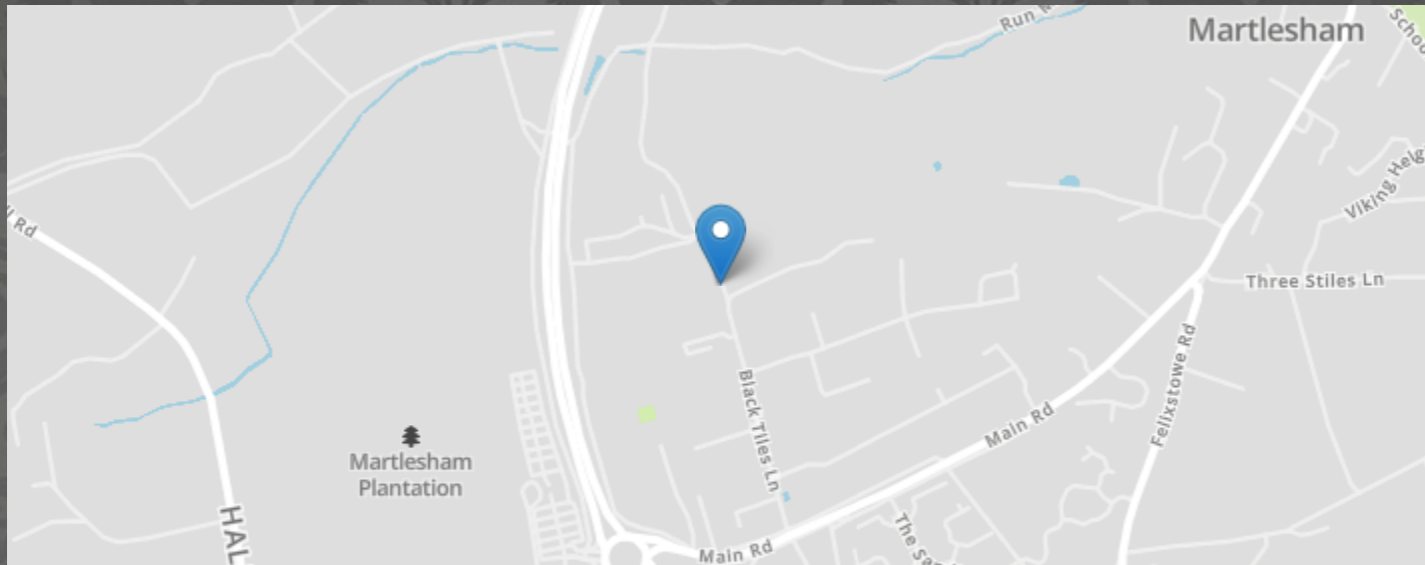


Plot 6 - Black Tiles Lane, Martlesham, Ipswich



- SHARED OWNERSHIP PROPERTIES
- DEVELOPMENT OF JUST 23 SHARED OWNERSHIP HOMES ON A SITE OF 47 PROPERTIES, IN POPULAR MARTLESHAM VILLAGE
- SITTING/DINING ROOM AND KITCHEN
- ENCLOSED, PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES

- AVAILABLE TO PURCHASE FROM 10% TO 75% OWNERSHIP
- THREE BEDROOM SEMI-DETACHED HOME
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- TWO ALLOCATED PARKING SPACES WITH EV CHARGING POINT
- MARKET TOWN OF WOODBRIDGE AND SUFFOLK'S COUNTY TOWN OF IPSWICH BOTH WITHIN EASY REACH

MARKS & MANN

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MARKS & MANN



Plot 6 - Black Tiles Lane, Martlesham, Ipswich

This three bedroom semi-detached house, situated on a development of just 23 SHARED OWNERSHIP properties, is located in a quiet cul-de-sac position in MARTLESHAM VILLAGE and is available to purchase from 10% up to 75% ownership. Accommodation comprises sitting/dining room, kitchen and downstairs cloakroom, with two bedrooms and a family bathroom upstairs. The property benefits from flooring throughout and integrated appliances, including a Beko washing machine and fridge/freezer, along with a Smeg induction hob and single oven.

This fantastic development, close to the market town of WOODBRIDGE, offers a mix of 2 and 3 bedroom semi-detached houses and 2 bedroom bungalows. Phase one, comprising four 2 bedroom and two 3 bedroom semi-detached houses, is currently under build with completion estimated the end of January 2025, with phase two and three being released later in the year. The whole site will comprise 47 properties in total.

£87,500

*** SHOW HOME *** BY APPOINTMENT ONLY ***

Get in touch to book an appointment to view to appreciate the size and quality of the accommodation on offer.

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Entrance hall	
Stairs to first floor, understairs storage cupboard and doors to the sitting room, kitchen/dining room and downstairs cloakroom.	
Downstairs cloakroom	
1.93m x 1.00m (6' 4" x 3' 3") Hand wash basin and WC.	
Sitting room	
5.33m x 2.99m (17' 6" x 9' 10") Dual aspect room with window to front and side.	

Kitchen/dining room	
5.57m x 3.55m (18' 3" x 11' 8") Window and door to rear overlooking and leading into the garden, space for a family dining table and a range of matching base and eye level units with worktops over, sink with a range of new appliances, including Smeg single oven and induction hob and Beko fridge/freezer and washing machine.	

First floor landing	
Airing cupboard and doors to all three bedrooms and the family bathroom.	

Bedroom one	
4.33m (max) into wardrobe x 3.37m (14' 2" x 11' 1") Window to front, double built-in wardrobe.	

Bedroom two	
4.11m (max) x 3.22m (13' 6" x 10' 7") Window to rear, overlooking the garden.	

Bedroom three	
3.66m x 2.28m (12' 0" x 7' 6") Window to rear, overlooking the garden.	

Family bathroom	
2.66m (max) x 2.13m (8' 9" x 7' 0") Window to front, panel enclosed bath with shower over, hand wash basin and WC.	
Outside	
The front of the property has been laid to lawn with a path leading to the front door. To the side, there are two allocated parking spaces with an EV charging point and a gate leading to the rear garden. There is a patio area to the immediate rear of the property with the remainder mainly laid to lawn, enclosed by wooden fencing with a garden shed.	

Important information	
Tenure - Leasehold. Length of lease - 990 years (as at September 2024). Rental costs - Varying monthly costs depending on the percentage of ownership purchased. Service charge cost TBC. Monthly building insurance charge - currently £32.06pcm (as at 23 September 2024) No ground rent payable.	

Agents note	
"Pricing structure" The properties are available on a shared ownership basis, ranging from 10% to 75% ownership, with a monthly rental cost, service charge and building insurance charge. There is no ground rent payable. Price example shown for Plot 6 is a 25% ownership.	

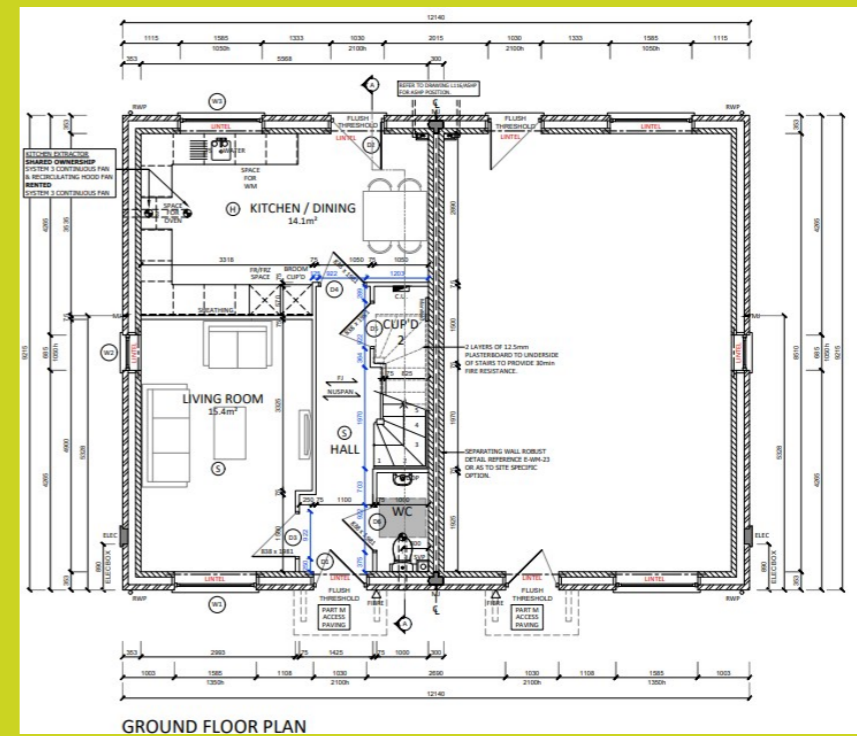
"Viewings"	
Viewings are strictly by prior appointment. To arrange a viewing, please contact the sole selling agent, Marks & Mann, on 01473 396007.	

Location	
Martlesham is a wonderful village between the towns of Ipswich and Woodbridge, with a local school, post office and public house. Just round the corner is Martlesham Retail Park with Tesco Extra, Next, M&S Food Hall, DIY stores, and other outlets. Highly regarded primary and secondary schools are within easy reach, as is the popular market town of Woodbridge which sits along the River Deben, with an array of local and national shops, boutiques, restaurants and bars. For the commuter, the A12/A14 are both within easy reach, as is the mainline train station at Ipswich, with a direct link to London Liverpool Street.	

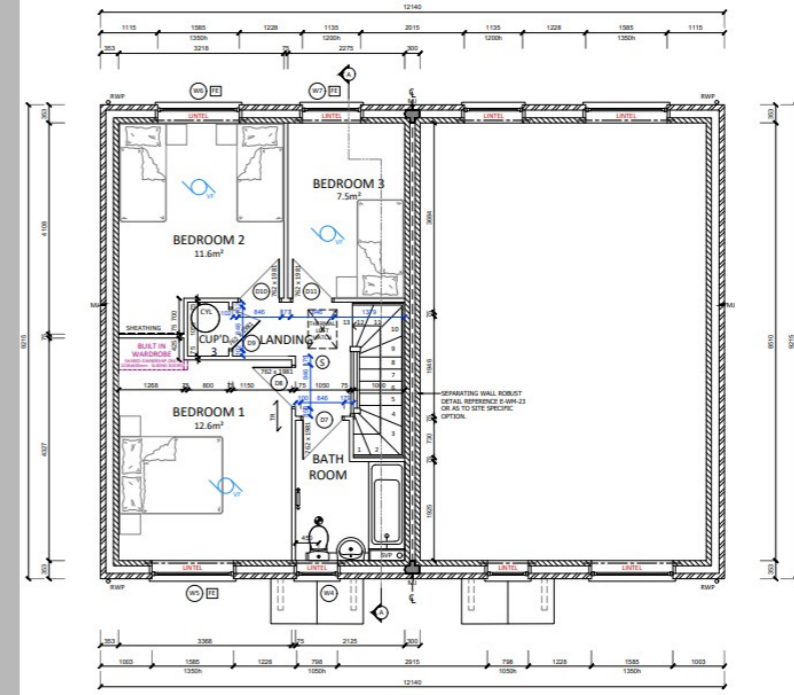
Directions	
Using a SatNav, please use IP12 4FG as the point of destination.	

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.



FIRST FLOOR PLAN