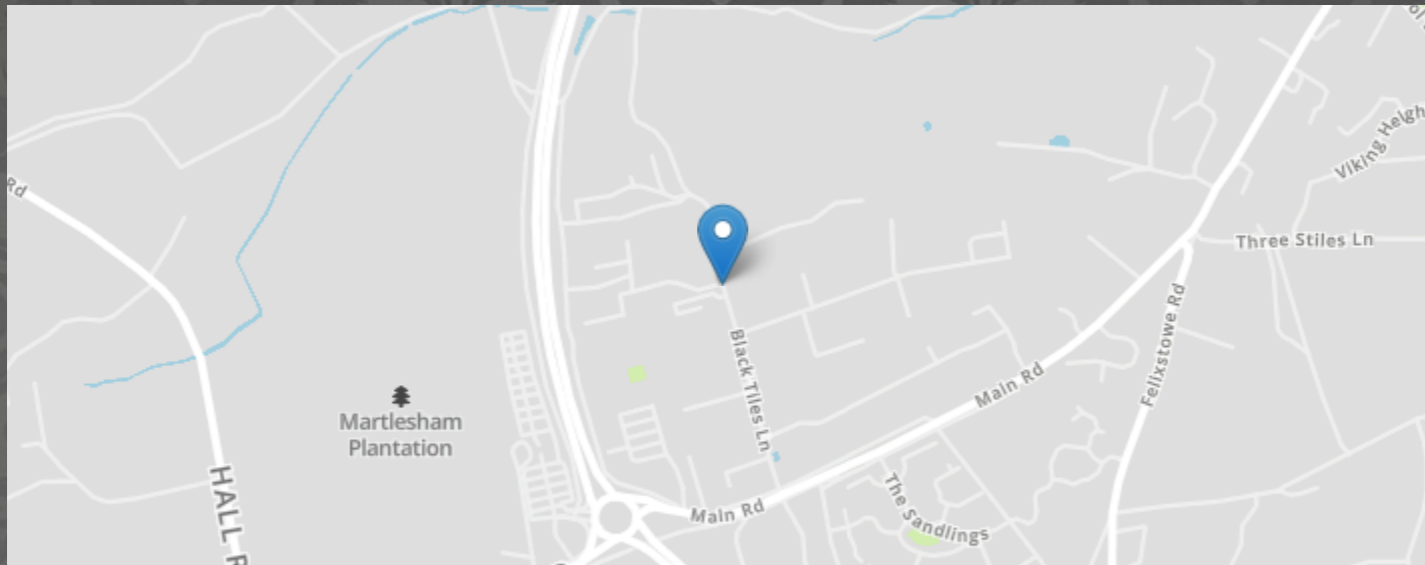


Plot 28 - Black Tiles Lane, Martlesham Heath, Ipswich



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

- AVAILABLE TO PURCHASE FROM 10% TO 75% OWNERSHIP
- SEMI-DETACHED BUNGALOW
- SEPARATE KITCHEN
- TWO ALLOCATED PARKING SPACES WITH EV CHARGING POINT
- MARKET TOWN OF WOODBRIDGE AND SUFFOLK'S COUNTY TOWN OF IPSWICH BOTH WITHIN EASY REACH

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MARKS & MANN



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*** SHARED OWNERSHIP ***

This TWO BEDROOM SEMI-DETACHED BUNGALOW is situated on a development of just 23 SHARED OWNERSHIP properties, in a quiet cul-de-sac position, in MARTLESHAM VILLAGE, available to purchase from 10% up to 75% ownership. Accommodation comprises sitting/dining room, kitchen, two bedrooms and a family bathroom. The property benefits from flooring throughout and integrated appliances, including a washing machine and fridge/freezer, along with an induction hob and single oven. There is PRIVATE rear GARDEN and two ALLOCATED PARKING spaces with EV CHARGING POINT.

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. The whole site comprises 47 properties in total and fully complete, with this property ready to move in!

£82,500

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Entrance hall

Two storage cupboards and doors to the sitting/dining room, kitchen, both bedrooms and the family bathroom.

Sitting/dining room

Window to front with space at one side for a seating/comfy sofa area, and at the other, a family dining table.

Kitchen

Window and door to rear, overlooking and leading into the garden. Range of matching base and eye level units with worktops over, sink with a range of new integrated appliances, including single oven and induction hob, fridge/freezer and washing machine.

Bedroom one

Dual aspect room with window to front and side, providing excellent natural light, with double built-in wardrobe.

Bedroom two

Two windows to rear, overlooking the garden.

Family bathroom

Window to side, 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.

Services - we understand that mains electricity, water and drainage are connected to the property. Heating and hot water are provided via Air Source Heat Pumps.
Council Tax band - TBC.
EPC predicted rating - B.
Our ref: SM/elr.

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 29 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

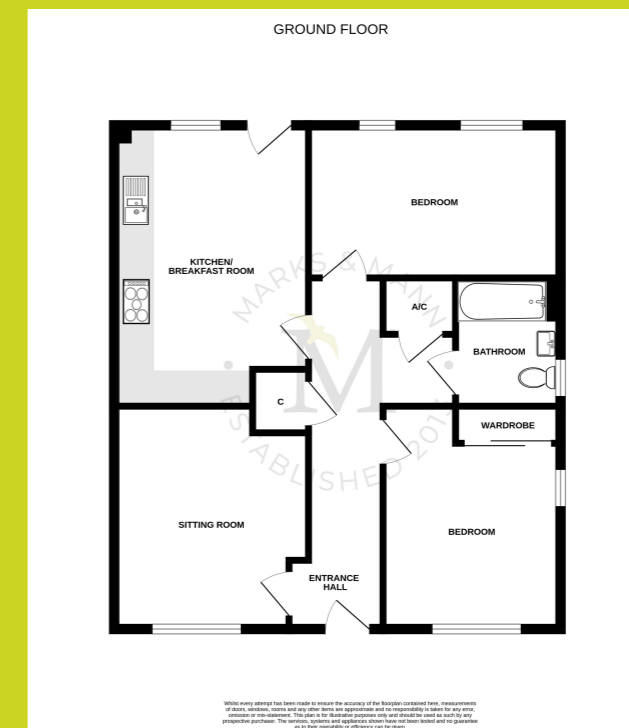
Using a SatNav, please use IP12 4FG as the point of destination.

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.

