

£70,000 Shared Ownership

Hicfield Road, Beck Row, Mildenhall, Suffolk IP28 8UH



- Guideline Minimum Deposit £7,000
- Two Storey, Two Bedroom, End of Terrace House
- High Performance Glazing
- Front and Rear Gardens
- Guide Min Income Dual £20.5k | Single £24.2k
- Approx. 808 Sqft Gross Internal Area
- Bathroom plus Downstairs Cloakroom
- Driveway Parking with EV Point

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £200,000). This recently-built property forms one end of a short, three-house and has an attractive kitchen at the front, a central cloakroom and a spacious reception room. Patio doors open onto a good-sized rear garden which can also be accessed via a side gate. On the first floor, the bedrooms are both comfortable doubles and there is a naturally-lit bathroom with limestone-style tiles. The energy-efficiency rating is good, thanks to high performance glazing and well insulated walls, roof and floor. Heating and hot water is from an LPG boiler. A driveway provides space for off-street parking and benefits from an EV charging point. The nearby roads offer easy routes to Cambridge or Norwich. Mildenhall town centre can be reached by car, bus or bike and Aspal Close Nature Reserve is only a short walk away. The local primary school was Ofsted-reviewed in January of this year and rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2019).

Minimum Share: 35% (£70,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £331.44 per month (subject to annual review).

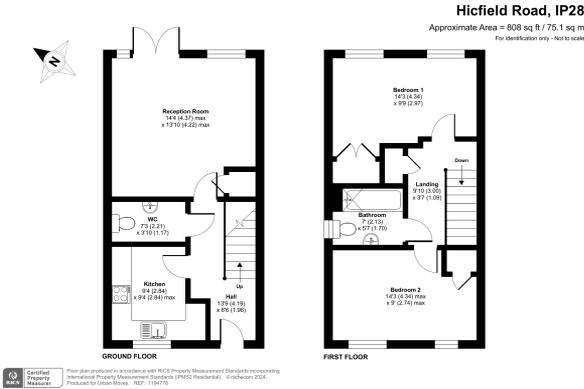
Service Charge: £24.71 per month (subject to annual review).

Guideline Minimum Income: Dual - £20,500 | Single - £24,200 (based on minimum share and 10% deposit).

Council Tax: Band B, West Suffolk District Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

DIMENSIONS

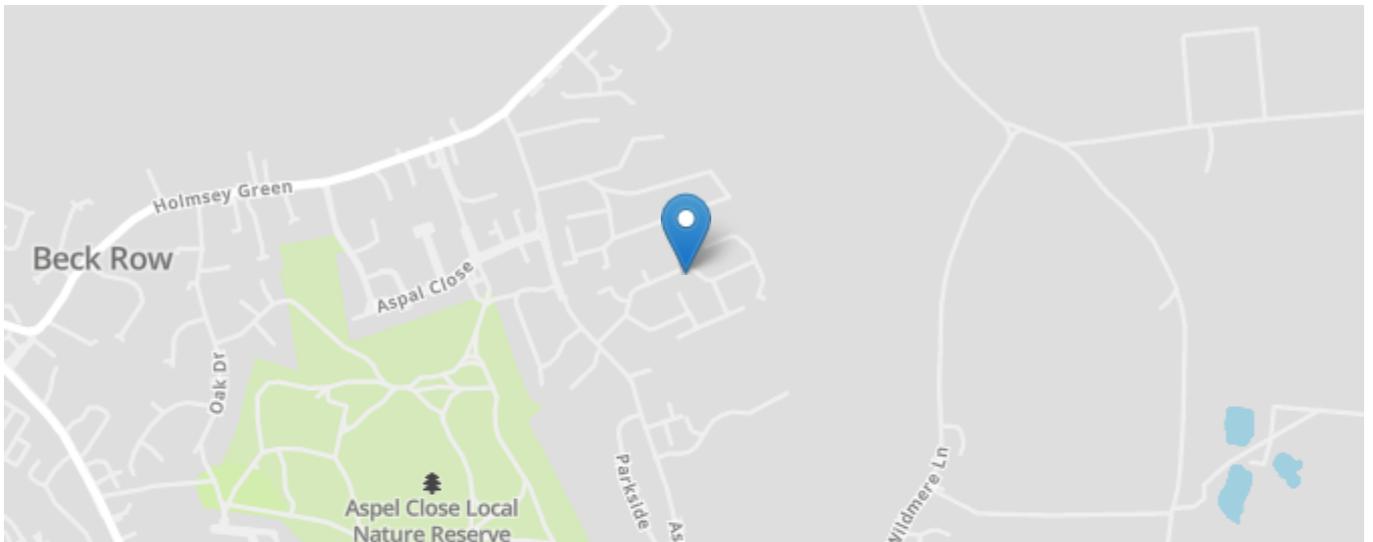
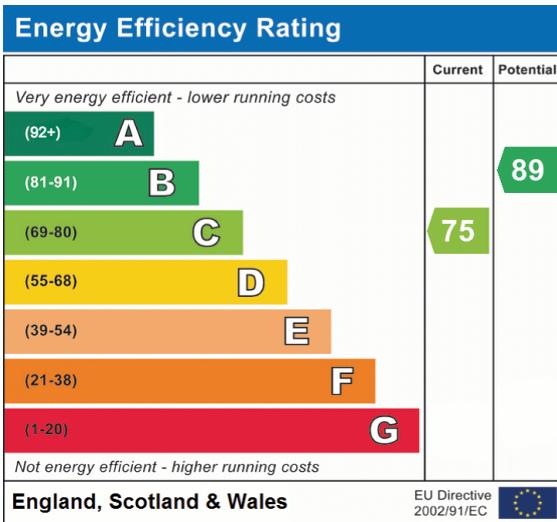


GROUND FLOOR

- Hall**
13' 9" x 6' 6" (4.19m x 1.98m)
- Kitchen**
9' 4" x 9' 4" max. (2.84m x 2.84m)
- Cloakroom**
7' 3" x 3' 10" (2.21m x 1.17m)
- Reception Room**
14' 4" max. x 13' 10" max. (4.37m x 4.22m)

FIRST FLOOR

- Landing**
9' 10" x 3' 7" (3.00m x 1.09m)
- Bedroom 1**
14' 3" x 9' 9" (4.34m x 2.97m)
- Bathroom**
7' 0" x 5' 7" (2.13m x 1.70m)
- Bedroom 2**
14' 3" max. x 9' 0" max. (4.34m x 2.74m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.