

Summary

A modern 2-bedroom home featuring a spacious sitting/dining room with garden access, a well-equipped kitchen, and a contemporary bathroom. The property includes a private rear garden, two allocated parking spaces, and is available through shared ownership starting at 60%.

Description

Approximate Room Sizes

Entrance Hall: Featuring stairs leading to the first floor, a radiator, laminate flooring, and a door to:

Cloakroom: Fitted with a white suite, including a low-level WC, hand basin, radiator, and a window to the front aspect.

Sitting/Dining Room: 15'7" x 14'6" (4.75m x 4.42m), with a window to the front aspect and a door to the garden, TV point, under-stairs storage cupboard, and a radiator.

Kitchen: 9'7" x 7'8" (2.92m x 2.34m), featuring a window to the front aspect, a range of high and low-level units, built-in electric oven, hob, plumbing for a washing machine, space for a fridge/freezer, and a wall-mounted oil boiler providing domestic hot water and central heating.

First Floor Landing: With a shelved airing cupboard housing the hot water tank, leading to:

Bedroom 1: 15'7" (max) reducing to 12' x 9'8" (4.75m reducing to 3.66m x 2.95m), with a window to the front aspect, radiator, and TV point.

Bedroom 2: 15'7" x 7'10" (4.75m x 2.39m), with a window to the rear aspect, radiator, and TV point.

Bathroom: Featuring a white suite, including a low-level WC, pedestal washbasin, panel bath with a shower over, radiator, and a light tunnel.

Outside: The property offers two allocated parking spaces to the front. The rear garden includes a patio area, lawn, garden shed, and is fully fenced with a gate providing rear access.

Agents Note

Current monthly costs for the property:

- Rent: £218.24

- Service Charge: £27.99

Total: £246.23

The property is available for £108,000 for a 60% share, with the option to purchase up to 80% ownership in the future.

Additional Information

Local Authority – Mid Suffolk District Council

Council Tax Band – B

Tenure – Freehold

Services – %full_services%

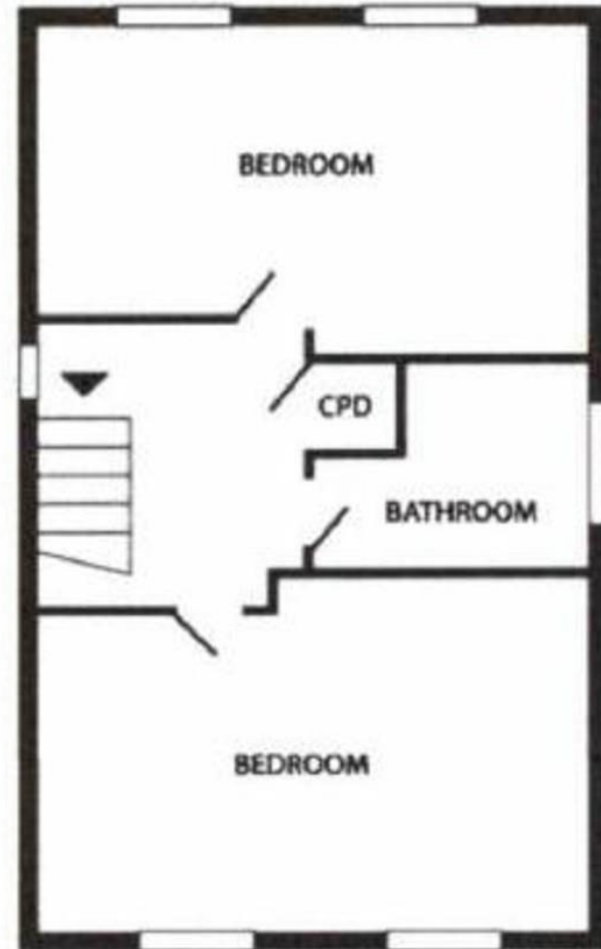
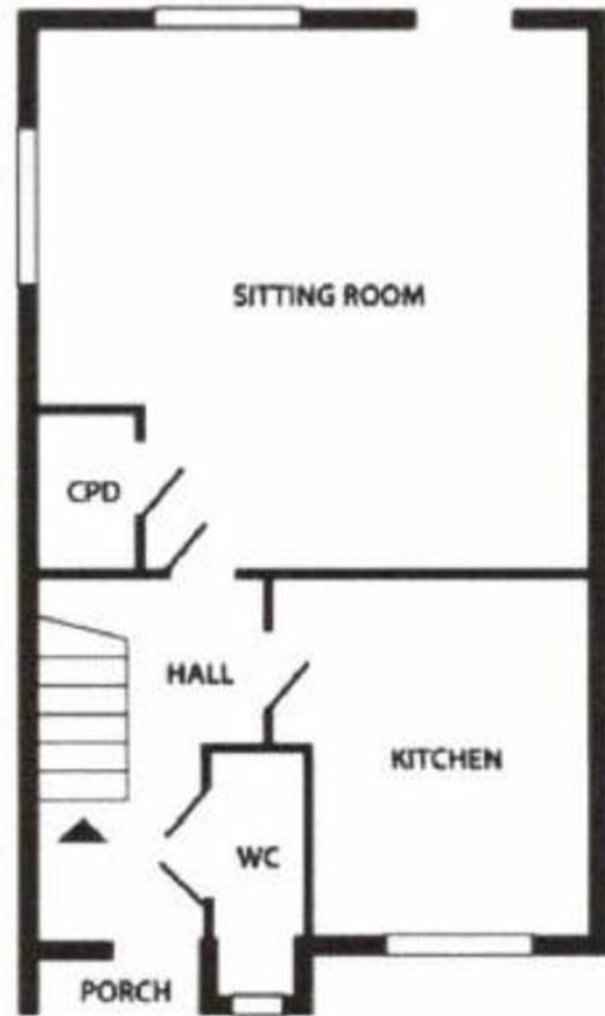
Post Code – IP14 4DY

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Contact Details

6 The Traverse, Bury St Edmunds, IP33 1BJ

Tel: 01284 769598

Email: burystedmunds@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Cross Green | Old Newton | IP14 4DY

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Shared Ownership

- Shared ownership
- 2 Bedrooms
- Kitchen
- Ground Floor WC
- Family Bathroom
- Good Size Rear Garden
- Super Fast Broadband