



Howard Road | Bury St Edmunds | | IP32 6SS

Brand new three bedroom property available on the Lyle Place development in Bury St Edmunds with Havebury Housing Partnership. This semi detached property benefits from a fully fitted modern kitchen, allocated parking for two cars and flooring throughout. Call today to arrange a viewing. Please note, price is based on a 40% share.

Shared Ownership £125,000

- Brand New
- Shared Ownership
- Semi-Detached
- Three Bedrooms
- Allocated Parking For Two Cars
- Downstairs W/C
- No Staircase Restrictions

## Approximate Room Sizes

### ENTRANCE HALL

**KITCHEN/DINER** 13' 2" x 10' 11" (4.03m x 3.35m) A modern kitchen with a range of base and wall units. Roll edge work surfaces with inset single bowl and drainer sink unit. Integrated hob, cooker and extractor. Space for appliances.

**LOUNGE** 16' 4" x 11' 0" (4.98m x 3.36m)

**WC** 5' 10" x 4' 7" (1.8m x 1.4m) White suite comprising of a close coupled wc, pedestal wash hand basin.

### FIRST FLOOR LANDING

**BEDROOM 1** 16' 3" x 9' 2" (4.97m x 2.8m)

**BEDROOM 2** 12' 5" x 7' 0" (3.8m x 2.15m)

**BEDROOM 3** 8' 11" x 8' 11" (2.74m x 2.74m)

**BATHROOM** 9' 2" x 5' 2" (2.8m x 1.6m) White suite comprising of a close coupled wc, pedestal wash hand basin, panelled bath with shower over. Radiator and complimentary tiling.

**OUTSIDE SPACE** The rear gardens commence with a patio area and the remainder laid to lawn. Timber shed and fence. Parking for two cars.

### AGENTS NOTE

Full Price- £312,500

40% Purchase- £125,000

60% Rent- £429.69pcm

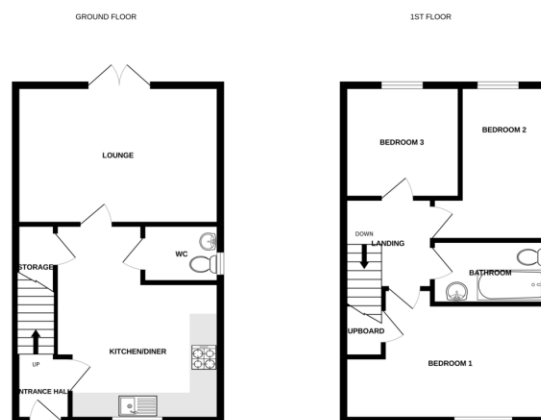
Service Charge- £35.52pcm

Local Authority – West Suffolk Council

Council Tax Band – TBC

Tenure – Leasehold

Post Code – IP32 6SS



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of areas, volumes, contents and other details are approximate and are not intended to be used for any legal or other purpose. The services, fixtures and appliances shown have not been tested and are provided as they are. The agent is not responsible for any errors or omissions.



## Contact Details

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