



Rogers Road | Little Wratting | Haverhill | CB9 7NP

Brand new shared ownership property available on the Boyton Place, Haverhill Development with Havebury Housing Partnership. This mid terrace property benefits from three spacious bedrooms, a fully fitted modern kitchen, flooring throughout and allocated parking for two cars. Price based on a 40% share.

Shared Ownership £128,000

- Brand New
- Three Bedroom
- Mid-Terrace
- Shared Ownership
- Allocated Parking For Two Cars
- No Staircase Restrictions
- Downstairs W/C

## Approximate Room Sizes

### ENTRANCE HALL

LOUNGE 13' 5" x 15' 1" > 12' 1" (4.1m x 4.6m > 3.7m)

KITCHEN/DINER 18' 4" x 10' 5" (5.6m x 3.2m) A modern kitchen with a range of base and wall units. Roll edge work surfaces with inset single bowl and drainer sink unit. Extractor fan.

WC 5' 10" x 4' 7" (1.8m x 1.4m)

### FIRST FLOOR LANDING

BEDROOM 1 18' 4" x 9' 2" > 6' 2" (5.6m x 2.8m > 1.9m)

BEDROOM 2 10' 9" x 10' 2" (3.3m x 3.1m)

BEDROOM 3 10' 5" x 7' 6" (3.2m x 2.3m)

BATHROOM 6' 10" x 6' 2" (2.1m x 1.9m) 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- £320,000

40% Purchase- £128,000

60% Rent- £440pcm

Service Charge- £23.47pcm

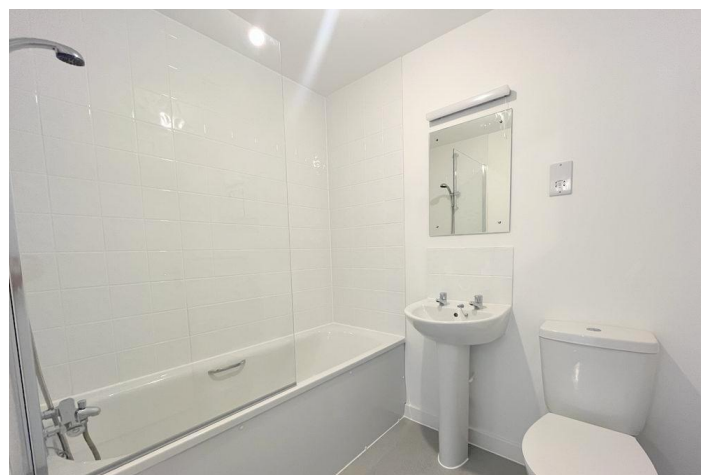
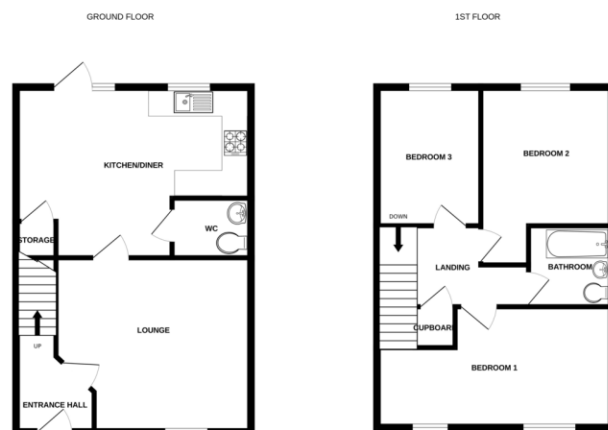
Local Authority – West Suffolk Council

Council Tax Band – TBC

Tenure – Leasehold

Services – Gas Central Heating

Post Code – CB9 7NP



## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 check the measurements

