



Rose And Crown Court | Stanton | Bury St. Edmunds |

£94,000

Bychoice are delighted to market this 40% Shared ownership property for sale in Stanton with an option to buy a higher percentage share. The property comprises of fitted kitchen, generous lounge, ground floor cloakroom, two double bedrooms, modern bathroom, rear garden and parking. Call today to arrange your viewing.

- Shared Ownership Home
- Option To Purchase A Higher Share or 100% Price
- Two Double Bedrooms
- Modern Bathroom
- End of Terrace
- Rear Garden
- Cul De Sac Location

Approximate Room Sizes

ENTRANCE HALL Front door, stairs ascending to first floor, doors to kitchen and lounge.

KITCHEN 14' 6" x 9' 7" (4.42m x 2.92m) A range of matching wall and base units with work surfaces over incorporating a sink with drainer, oven with electric hob and extractor hood over, space for washing machine, door to cupboard, UPVC double glazed window to front aspect.

LOUNGE/DINER 16' 4" x 11' 1" (4.98m x 3.38m) UPVC double glazed window to rear aspect, french doors leading to rear garden.

GROUND FLOOR WC Low level WC, wash hand basin.

FIRST FLOOR LANDING Doors to the two bedrooms and bathroom.

BEDROOM 1 16' 4" x 8' 9" (4.98m x 2.67m) Two UPVC double glazed window's to front aspect.

BEDROOM 2 10' 4" x 12' 11" (3.15m x 3.94m) Two UPVC double glazed windows to rear aspect.

FAMILY BATHROOM A white suite comprising of a low level WC, wash hand basin and paneled bath.

OUTSIDE To the rear the gardens are turfed with a timber shed.

PARKING Parking for 1 car. There are also 2 visitors spaces for the properties.

AGENTS NOTE Full Market Value - £235,000

Share 40% - £94,000

Rent - £346.01 pcm

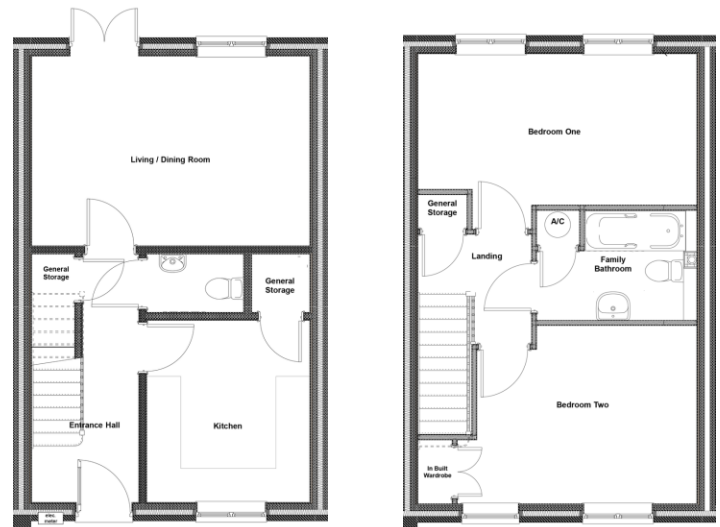
Service Charge - £12.62 pcm

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Leasehold

Post Code – IP31 2FL



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

