



7 NIGHTINGALE CLOSE

HALESWORTH, IP19 8DA



A delightful two bedroom semi detached house, with off road parking and garden, all within walking distance to Halesworth town centre. This property is shared ownership, available to purchase 30% at £69,000 – full market value of £230,000 provided by a RICS surveyor.

Calling all first time buyers, this spacious shared ownership semi detached house is ready to move straight in to! Stepping into the property, you are welcomed into the entrance hallway, with stairs up to the first floor. To the left you have the spacious sitting room which overlooks the front aspect. From here you have the open plan kitchen/dining room, which has a cupboard for storage under the stairs, rear aspect views, a range of base and wall units and space for appliances. From here you have the rear lobby which gives you direct access straight out to the rear garden and a door leading to the WC with toilet and basin. Upstairs on the first floor, you have the landing with cupboard for storage, two double bedrooms and a family bathroom that boasts a bath with a shower over, toilet and basin.

Outside, there is off road parking on the driveway to the side of the property, and to the rear is an attractive and enclosed garden that has a patio area and lawn.

Tenure – Leasehold

Services - Mains water, drainage and electricity are connected. Heating is provided by way of gas fired central heating. Double glazed windows throughout. The gas boiler was last serviced in 2021. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

Local Authority - East Suffolk Council – Tax band B

Viewing - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

Durrants Building Consultancy- Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

EPC – C

AGENTS NOTES – No one is classed as processable for a shared ownership property if they earn more than £80,000 as a combined household income annually or own another property. If they are selling, they are only proceedable once they are SSTC.

Please also note that this property does have a local connection restriction meaning that you must live, work or have a family connection to the Halesworth or the Waveney District Council area.

This is a Shared Ownership home, and the leaseholder is selling their share of the property. Any buyer will be purchasing a 30% share, and then make regular Monthly payments as follows:

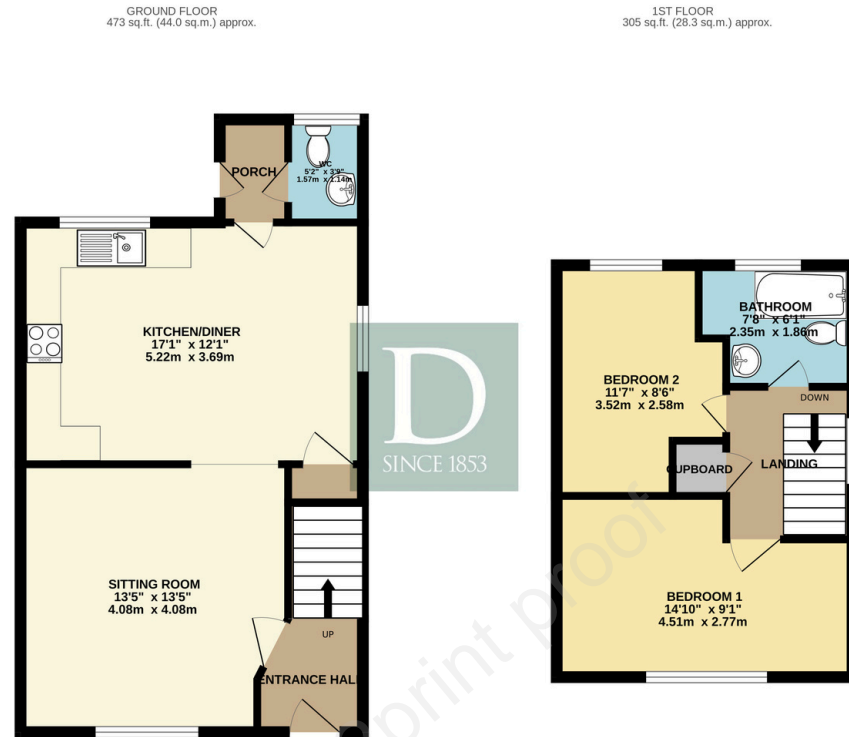
Rent - £411.01
 Service Charge - £8.67
 Sinking Fund - £16.80
 Buildings Insurance - £6.24
 Admin Fee - £0.87





NO ONWARD
CHAIN

FLOOR PLAN



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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