

## Summary

\* NEW HOME \* A good size 3 bedroom semi detached SHARED OWNERSHIP home provided by Colne Housing. This home benefits from a fitted modern kitchen, ground floor W/C, first floor bathroom, garden and parking for two cars. Price is based on a 35% purchase.

## Description

### Approximate Room Sizes

ENTRANCE HALL Radiator, stairs ascending

GROUND FLOOR CLOAKROOM 4' 07" x 6' 06" (1.4m x 1.98m) Double glazed window to front, W/C, pedestal wash hand basin with splash back, radiator

KITCHEN 10' 0" x 8' 0" (3.05m x 2.44m) Double glazed window to front, range of wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink with drainer, oven with gas hob and extractor over, integral dishwasher, washing machine and fridge/freezer

LOUNGE/DINER 16' 06" x 17' 08" (5.03m x 5.38m) Double glazed door and window to rear, two radiators, under stairs storage cupboard

LANDNG Double glazed window to side, built in cupboard

BEDROOM ONE 13' 06" x 10' 06" (4.11m x 3.2m) Double glazed window to rear, radiator

BEDROOM TWO 13' 01" x 9' 09" (3.99m x 2.97m) Double glazed window to front, radiator

BEDROOM THREE 9' 03" x 7' 08" (2.82m x 2.34m) Double glazed window to front, radiator

BATHROOM 7' 0" x 6' 09" (2.13m x 2.06m) Double glazed window to rear, W/C, pedestal wash hand basin with splash back, panelled bath with shower over, towel rail radiator, part tiles walls

OUTSIDE To the front of the property is path leading to the house and barked area with shrubs, grass area to the right of the house is included within the front garden of the property.

The rear of the garden commences with patio area, remainder is laid to lawn, with shed at end of garden and gate leading to parking area. Enclosed partly by brick wall and remainder fence panelling.

Two parking spaces allocated with this property.

**AGENTS NOTE The Applicant/s must have a local connection to Babergh Council, to be eligible for this property. The local connection is either working in the babergh council district, currently living in barbergh council district or has a family member (siblings/children/parents living in babergh council district.**

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Leasehold

Services – Gas Central Heating

Post Code – CO10 9FS

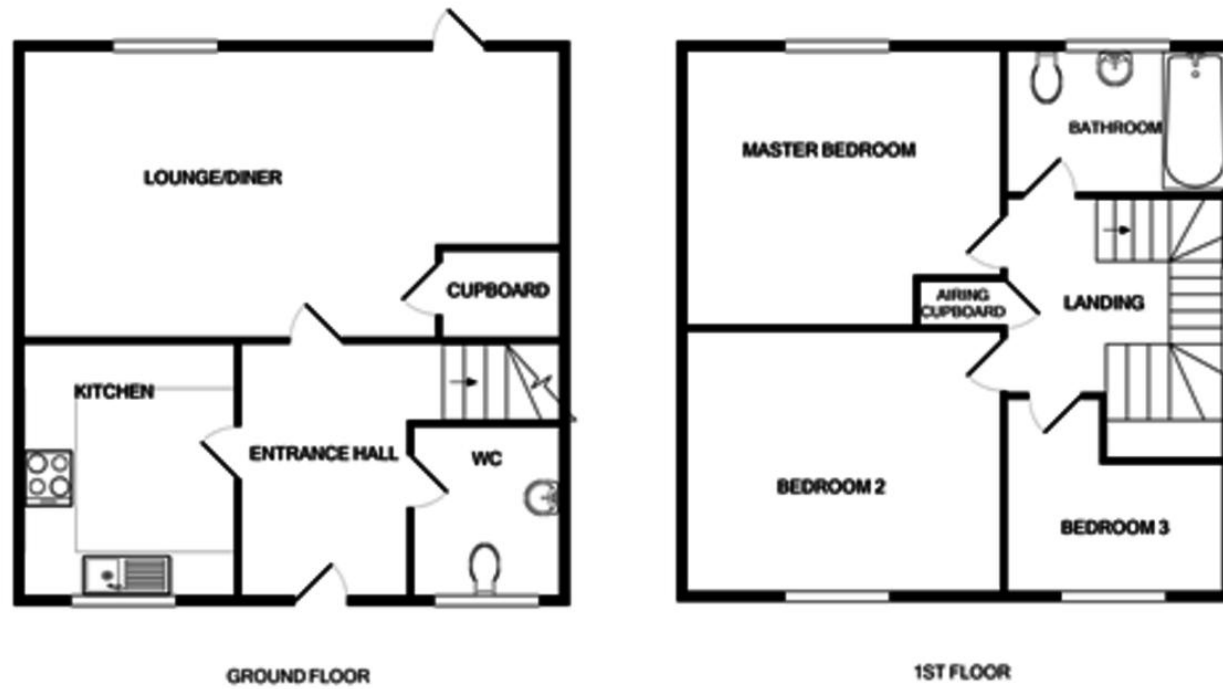
Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you would like to speak to one of our mortgage advisors call now – 01284 769598  
Your home may be repossessed if you do not keep up repayments on your mortgage.



**Contact Details**  
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Tel: 01284 769598  
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Energy Efficiency Rating	
Current	Potential
84	95

Very energy efficient - lower running costs  
(92+) **A**  
(81-91) **B**  
(69-80) **C**  
(55-68) **D**  
(39-54) **E**  
(21-38) **F**  
(1-20) **G**  
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC  
www.epc4u.com

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

Braithwaite Road | Long Melford | CO10 9FS

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Shared Ownership £108,500

- Brand New
- Shared Ownership Home
- Three Bedrooms
- Allocated Parking for Two Cars
- Village Location
- Semi-Detached