



Pyes Close | Walsham Le Willows | Bury St Edmunds |

Shared Ownership £225,000

Resale Modern three bedroom shared ownership property with Havebury Housing Partnership. This semi-detached property benefits from off road parking for two cars, fitted modern kitchen with appliances and ensuite to master. Please note, price based on a 75% share, with the option to purchase a higher share.

- Modern
- Resale Shared Ownership
- Three Bedroom
- Semi-Detached
- Off Road Parking For Two Cars
- Downstairs W/C
- No Staircase Restrictions

Approximate Room Sizes

ENTRANCE HALL

LOUNGE 16' 0" x 9' 2" (4.88m x 2.79m)

KITCHEN/DINER 17' 0" x 9' 2" (5.18m x 2.79m) 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 and fridge/freezer.

W/C

FIRST FLOOR LANDING

BEDROOM ONE 10' 2" x 9' 10" (3.1m x 3m)

BEDROOM TWO 11' 3" x 8' 6" (3.43m x 2.59m)

BEDROOM THREE 8' 11" x 8' 3" (2.72m x 2.51m)

BATHROOM White suite comprising of a close coupled wc, pedestal wash hand basin, panelled bath with shower over. Heated towel rail 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 Market Value - £300,000

Share - £225,000 (75%)

Rent - £183.23

Service Charge - £26.06

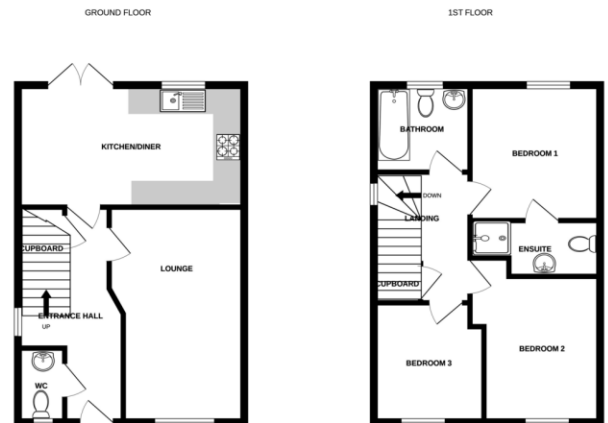
Local Authority – Mid Suffolk District Council

Council Tax Band – D

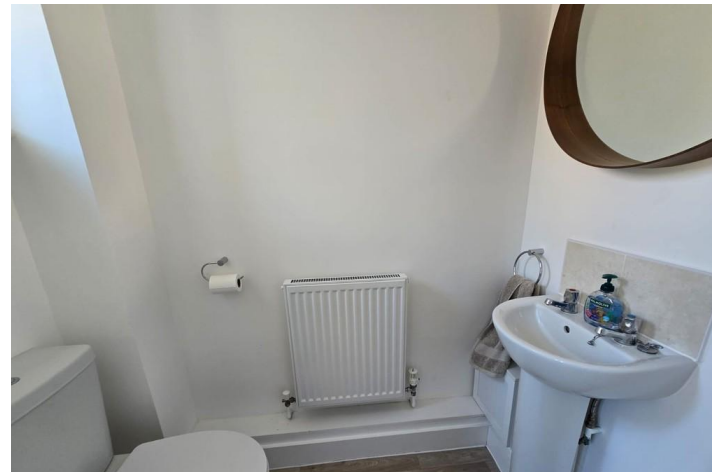
Tenure – Leasehold

Services – Air Source Heating

Post Code – IP31 3FW



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of fixtures, fittings, doors and other details are approximate and no responsibility is taken for any prospective purchaser. The accuracy, systems and appliances shown have not been tested and no guarantee is given in this regard. © Bychoice Estate Agents 2022



Contact Details

6 The Traverse, Bury St Edmunds, IP33 1BJ

Tel: 01284 769598

Email: burystedmunds@bychoice.co.uk

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

