



Pond Field Road | Thurston | Bury St Edmunds | IP31 3FJ

Shared Ownership £120,000

Brand New Shared Ownership property on the Linden Development located in the popular village of Thurston, with Havebury Housing Partnership. This property boasts two spacious bedrooms, modern fitted kitchen, ground floor cloakroom, allocated parking for two cars and carpets & flooring throughout. Price based on a 40% share but other share options are available. Viewings highly recommended.

- New Build Shared Ownership
- Two Bedrooms
- Allocated Parking for Two Cars
- Semi Detached
- Advertised at 40% Ownership

Approximate Room Sizes

ENTRANCE HALL

LIVING ROOM 14' 7" x 8' 5" (4.46m x 2.57m)

KITCHEN/DINER 15' 5" x 14' 6" (4.71m x 4.43m) A range of wall and base units, sink with drainer, oven with gas hob and extractor over and space for appliances.

W/C W/C, wash hand basin

HALLWAY

BEDROOM ONE 14' 6" x 11' 3" (4.43m x 3.45m)

BEDROOM TWO 14' 6" x 11' 5" (4.43m x 3.48m)

BATHROOM W/C, pedestal wash hand basin, panelled bath

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 NOTES

8 Pond Field Road

Plot 138

40% Ownership: 120,000

60% Rent: 412.50

service charge: 27.73

Full Price: 300,000

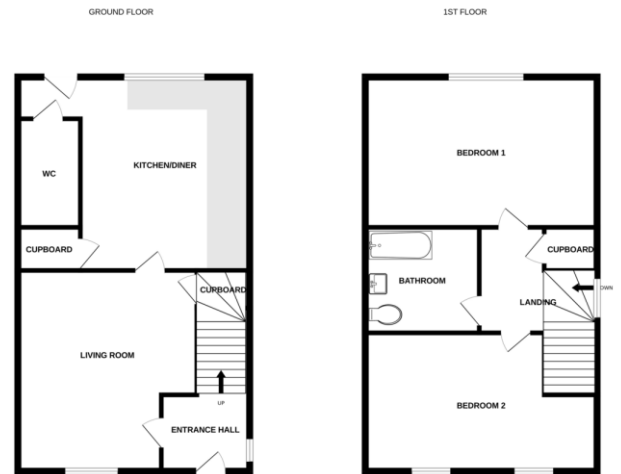
Local Authority – Mid Suffolk District Council

Council Tax Band – TBC

Tenure – Leasehold

Services – Gas Central Heating

Post Code – IP31 3FJ



Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of this, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for general guidance only and should be used in conjunction with the property particulars. The floorplan, photos and any other information are not intended to be used as a basis for any offer or agreement. The floorplan, photos and any other information are not intended to be used as a basis for any offer or agreement. The floorplan, photos and any other information are not intended to be used as a basis for any offer or agreement.



Contact Details

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 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 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

