Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

65 Raynsford Road, Great Whelnetham, Bury St. Edmunds, IP30 0TN

GET ON THE PROPERTY LADDER – This extended modern terrace is available to purchase as a 50% equity share, with the opportunity to purchase more equity as your funds allow.

The property, which occupies an established village setting, provides a generous range of accommodation including 3 bedrooms, 2 reception rooms and a fully fitted kitchen. The house has enclosed gardens and a single garage.

- 50% Shared ownership opportunity – Ideal first buy
- Extended and improved modern family home
- Occupying a popular village setting close to Bury St Edmunds
- Hall, sitting room, dining room, refitted kitchen
- 3 Good sized bedrooms, bathroom, oil fired heating
- Enclosed gardens, single garage. CHAIN FREE

Shared Ownership £127,500

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General Information

Great Whelnetham and the adjoining villages of Little Whelnetham and Sicklesmere offer a variety of amenities including a primary school, community centre and a post office/general store. There is a public house/restaurant in Sicklesmere.

A regular bus service heads to the market town of Bury St Edmunds, which is only around 3.5 miles away and offers a superb range of educational, recreational and shopping facilities.

The house is being sold through Shared Ownership, making it perfect for anyone looking to take their first step onto the property ladder.

On the ground floor: The entrance hall leads into the spacious sitting room which has a large picture window overlooking the front gardens. There is a useful understairs cupboard which also houses the oil-fired boiler serving the central heating. An inner lobby leads into the stylish refitted bathroom which includes a freestanding bath and separate shower. The dining room provides ample space for a large table and opens up into the kitchen.

The kitchen has been refitted with an excellent range of cupboards and worktop surfaces. There is an integrated dishwasher, twin ovens, fitted hob and fridge freezer. A door leads out to the rear gardens.

On the first floor: The landing gives access to all 3 bedrooms. Bedroom 1 has built-in cupboard providing lots of storage.

Outside
The gardens to the front of the house are laid to lawn and are bordered by mature hedging. The rear gardens have been hard landscaped for ease of maintenance and provide a contemporary outdoor space for relaxing and entertaining. A pedestrian access leads to a garage which is located close by.

RENT/FEES
In addition to your mortgage payments on the £130,000, you will be charged a monthly combined rent and service charge of £186.90. The amount of rent payable is reviewed annually. You can purchase more equity in the future up to 100%

COUNCIL TAX - BAND B

Directions
Leave Bury St. Edmunds on the A134 Sudbury Road. Proceed past the Rushbrooke Arms Public House, taking the next right-hand turning into Great Whelnetham /Stanningfield Road. Continue up the hill taking the first left turning into Raynsford Road. The house will be seen towards the top of the road on the left-hand side and is marked by our for sale board.

Entrance Hall

Sitting Room 151 x 13'2 (46.02m x 4.01m)

Inner lobby

Bathroom

Dining Room 11'9 x 11'6 (3.58m x 3.51m)

Kitchen 11'9 max 8'11 (3.58m max 2.72m)

First Floor

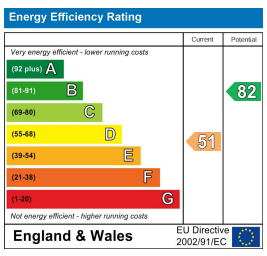
Bedroom 1 12'8 x 9'3 (3.86m x 2.82m)

Bedroom 2 10'2 min x 8'10 (3.10m min x 2.69m)

Bedroom 3 8'10 x 7'3 min (2.69m x 2.21m min)

Single Garage

Gardens



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Kitchen
Dining Room
Bathroom
B
Sitting Room
Bedroom 3
Bedroom 2
Landing
Bedroom 1

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