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# 22 Matilda Groome Road, Hadleigh, IP7 6FB

## £220,000

### About the property

Shared Ownership \*\* 75% at £165'000 plus rent and charges\*\* A smart two double bedroom terraced property located towards the outskirts of Hadleigh. The property is well presented by the current owners and offers generous sized living space along with a lawned rear garden and off road parking for two cars. The immaculately presented living space downstairs includes a hall, downstairs WC, a light and bright fitted kitchen with built in oven, hob and extractor, and a living room to the rear with doors onto the garden. Upstairs there are two bedrooms both double in size and a bathroom.

As of April 2026: At 75% share the charges are: Rent - £139.04, Management Charge - £21.50, Insurance - £17.82, Estate Service Charge - £18.89, Total Monthly Payments - £197.25. Eligibility Criteria - Household must not own another property in the UK or overseas, or be in

the process of selling that property (the sale must complete before the shared ownership purchase completes). There is a maximum annual household income of £80,000.00. There are no local connection requirements. 100% Share: Eligibility criteria does not apply. No charges would be payable to the housing association, but the purchaser would need to pay the estate service charge payments directly to the management company.

### Outside

The rear garden is laid to artificial lawn along with a paved patio and a garden shed. The property has rear gate access and parking for two cars.

### Useful info





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property

- Well Presented Two Bedroom Home
- White Fitted Kitchen
- Downstairs WC

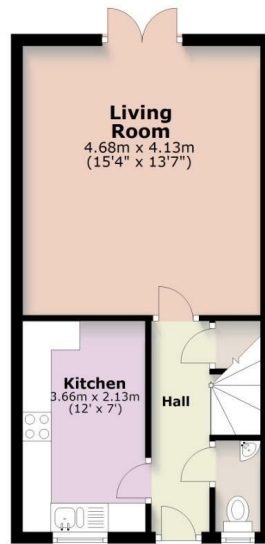
- 75% Share Ownership at £165'000
- Two Parking Spaces
- Upstairs Bathroom

- Two Double First Floor Bedrooms
- Pleasant Rear Garden

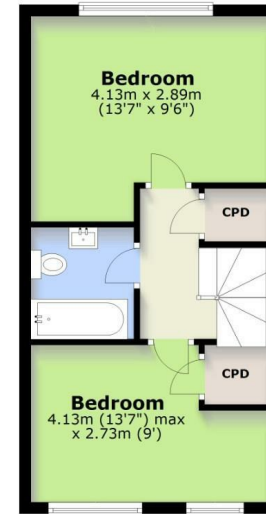




**Ground Floor**  
Approx. 34.9 sq. metres (375.7 sq. feet)



**First Floor**  
Approx. 34.9 sq. metres (375.7 sq. feet)



Total area: approx. 69.8 sq. metres (751.4 sq. feet)

The floor plan is intended as a guide only.  
Plan produced using PlanUp.

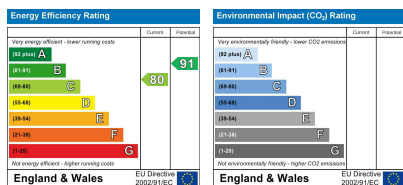
## THEY LOVE

The bustling row of coffee shops and eateries on your doorstep

## WE LOVE

A stylish rear extension designed by Moon architects, perfect for parties

## EPC



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