



**Hizzy**  
ESTATE AGENTS

## 22 Matilda Groome Road, Hadleigh, IP7 6FB

### £165,000

- Well Presented Two Bedroom Home
- Two Double First Floor Bedrooms
- Two Parking Spaces
- Downstairs WC
- 75% Share Ownership at £165'000
- White Fitted Kitchen
- Pleasant Rear Garden
- Upstairs Bathroom

#### 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.

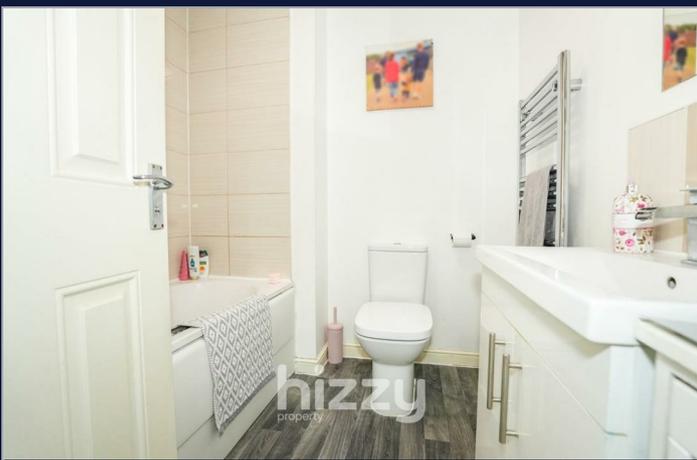
#### Outside

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

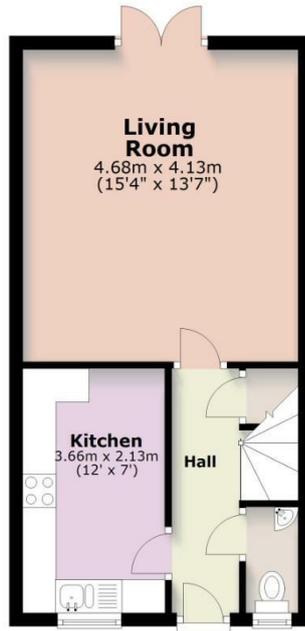
All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Band "B" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///converged.ultimate.clays](https://www.what3words.com/#!/en/0942/0942/0942/converged.ultimate.clays). Broadband Download Speed: up to 1800 mbps and upload speed up to 1000 mbps. Mobile coverage indoors: Likely on O2 and Three and limited on EE and Vodafone. Outdoor coverage likely on all networks (Source Ofcom).





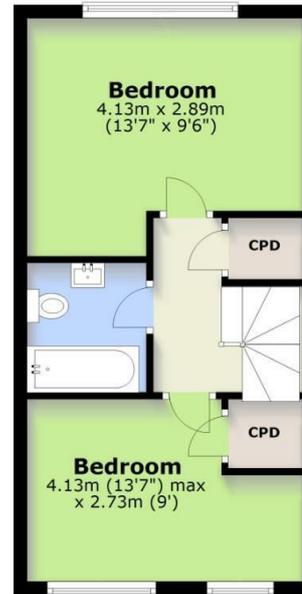
## Ground Floor

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.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>80</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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