



61 The Josselyns, Trimley St. Mary, IP11 0XN

£142,500 FREEHOLD

*** SHARED OWNERSHIP * - A Fantastic opportunity to acquire a 50% shared ownership in this is beautifully presented three bedroom end of terrace family home built by the Bloor group of developers in 2018.**

In addition to the three bedrooms the property benefits from allocated off road parking, a south west facing rear garden and a conservatory.

The accommodation in brief comprises entrance hall, kitchen, lounge, conservatory, cloakroom, upstairs are three bedrooms and a family bathroom.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

A viewing is highly recommended to appreciate the light and spacious accommodation on offer.

COVERED ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY

Radiator, stairs leading up to the first floor with an under stairs storage cupboard, doors to :-

CLOAKROOM

Suite comprising low level WC, hand wash basin with mixer tap, radiator, extractor.

KITCHEN 9' 8" x 8' 9" (2.95m x 2.67m)

Fitted worktops with a tiled splashback with fitted storage units above and matching units and drawers below, one and a half bowl stainless steel sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher, further space available for freestanding fridge/freezer, integrated Bosch electric oven with four ring hob and cooker hood above, extractor, window to front aspect.

LOUNGE 15' 6" x 14' 5" (4.72m x 4.39m)

Two radiators, windows to both front and rear aspect, TV point, door to :-

CONSERVATORY 10' 7" x 8' 11" (3.23m x 2.72m)

Brick built base conservatory with UPVC windows and doors overlooking the rear garden.

FIRST FLOOR LANDING

Window to rear aspect, access to loft space, doors to :-

BEDROOM ONE 13' 7" x 9' (4.14m x 2.74m)

Radiator, window to front aspect.

BEDROOM TWO 14' 5" x 8' 2" (4.39m x 2.49m)

Radiator, window to front aspect.

BEDROOM THREE 10' 10" max x 8' max (3.3m x 2.44m)

Radiator, window to rear aspect, above stairs storage cupboard.

BATHROOM

Suite comprising; Low level WC, hand wash basin with mixer tap, panelled bath with mixer tap and shower over. Heated towel rail, Obscured window to rear aspect.

OUTSIDE

To the front of the property are 2.5 allocated off road parking spaces, the remainder of the front garden has an established plant and shrub border, side access gate, outside lighting, outside tap.

The rear garden is of south westerly aspect and comprises a good size patio area with storage shed, opening out onto an artificial lawn with a rear decking area. The garden is enclosed by fencing.

COUNCIL TAX

Band 'C'

SHARED OWNERSHIP

The property is offered as a 50% shared ownership with Flagship Homes owners of the other 50%.

The rent payable on the share is £419.67 per calendar month which includes site maintenance. There are further options available to 'staircase' and purchase further percentages of the property. For more information please speak to Scott Beckett Estate Agents.

Please note that applicants with a combined household income of over £80,000 are not eligible for a shared ownership property.

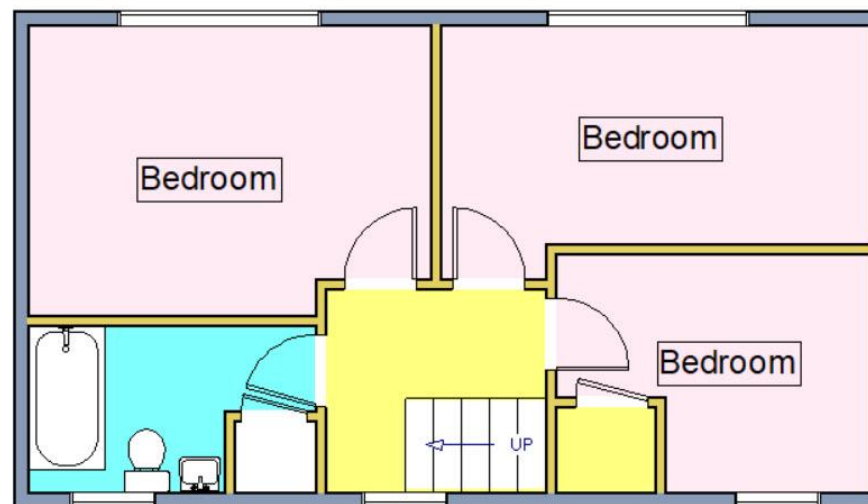
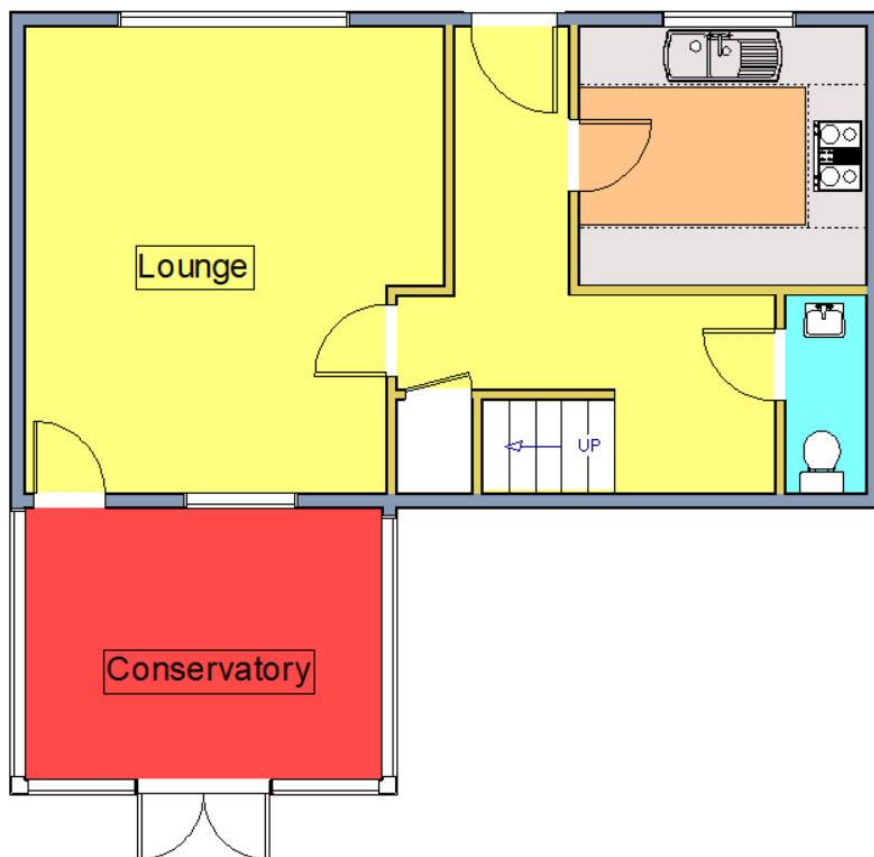
The property does have a local connection restriction meaning that applicants must live, work or have a family connection to the East Suffolk council area.

Any prospective buyer will need to be assessed by one of Flagship homes recognised shared ownership mortgage advisors to obtain approval to purchase, however applicants are not obliged to use their financial services, only for assessment.









Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		