



39 GARMAN WAY

FROST & PARTNERS

39 GARMAN WAY

HADLEIGH | SUFFOLK | IP7 6DQ



** Shared Ownership - £67,500 for a 25% Share - Terms & Conditions Apply**

On the remaining 75% share, the following must be paid monthly, in addition to the mortgage. Rent - £507.69 - Service Charge - £15.69 - Sinking Fund - £0 - Buildings Insurance - £31.71 - Admin Fee - £0

Please also note that this property does have a local connection restriction meaning that you must live work or have a family connection to the Babergh District Council.

A spacious two bedroom middle terraced house situated in a development built in 2022 and includes sitting room, kitchen, first floor bathroom. Together with a rear garden and off road parking for two vehicles. All located just a short distance from the centre of town.

As you enter the property there is a spacious hallway with a staircase rising to the first floor, cloakroom which comprises a low level wc and wash basin. Doors to the sitting room and kitchen with window to front and is fitted with a range of modern units, composite sink inset into work surfaces; most with cupboards and drawers below, integrated oven, four burner gas hob with extractor above, integrated fridge/freezer, integrated washing machine, integrated dishwasher and cupboard housing gas fired boiler.

The sitting room is a light and airy room with french doors leading out to the rear garden.



On the first floor, the landing provides access to the roof space, built-in cupboard and doors to the two double bedrooms and bathroom.

Bedrooms one and two are generously sized double rooms, offering ample space for large beds and additional furniture.

The bathroom has a window to the front and comprises a panelled bath with shower over, low level wc, and wash basin.

Outside, to the front there is a pathway leading to the front door. To the rear, the gardens are laid to lawn, bounded by panelled fencing with garden shed included. Parking is situated to the rear of the property in a separate block and includes two spaces.

Shared Ownership - £67,500 (25%)

Additional Information

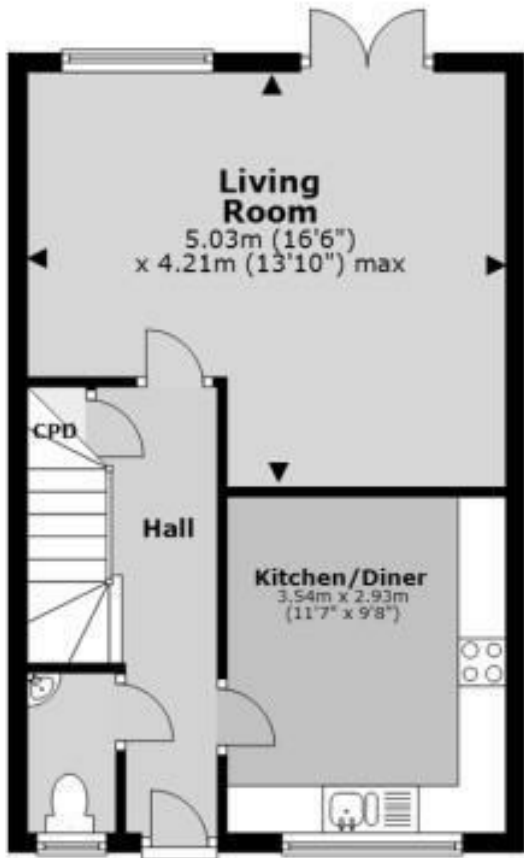
Tenure: Share of Freehold

Local Authority: Babergh District Council

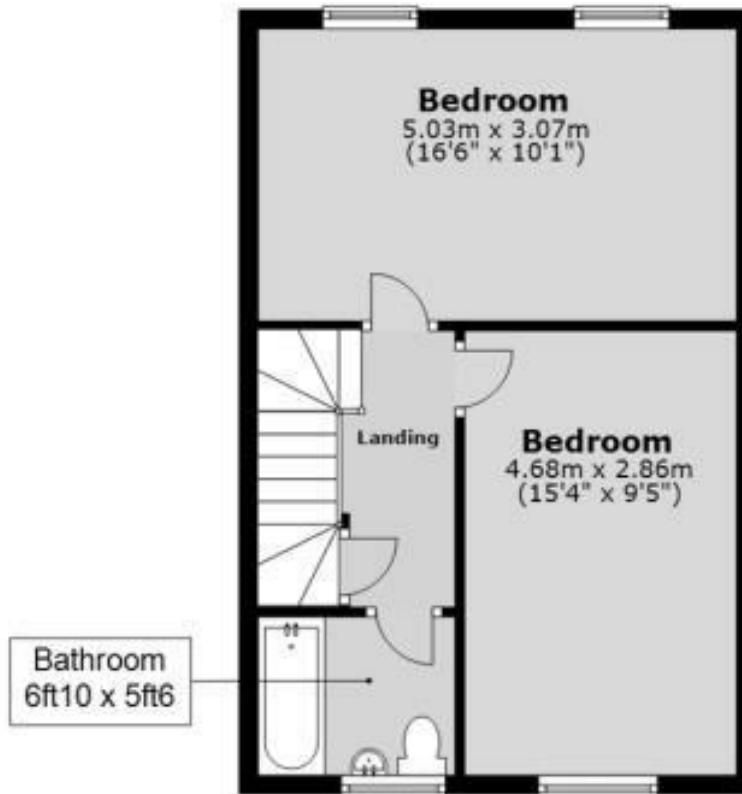
Council Tax: B



Ground Floor



First Floor



Total area: approx. 79.0 sq. metres (850.7 sq. feet)



FROST & PARTNERS

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	