



## Pipistrelle Way | Great Whelnetham | Bury St Edmunds | Shared Ownership £138,000

Brand new three bedroom shared ownership properties available on the new Erskine Lodge Development in Great Whelnetham with Havebury Housing Partnership. These beautiful houses come with a fully fitted modern kitchen allocated parking and an en-suite to master. Price based on a 40% purchase.

- Brand New
- Shared Ownership
- Three Bedrooms
- Allocated Parking
- No Staircase Restrictions
- Downstairs W/C

## Approximate Room Sizes

ENTRANCE HALL

LOUNGE 12' 2" x 12' 0" (3.72m x 3.67m)

KITCHEN/DINER 18' 11" x 12' 0" (5.79m x 3.67m) A modern kitchen with a range of base and wall units. Roll edge work surfaces with inset single bowl and drainer sink unit. Integrated hob, cooker extractor, fridge/freezer, washer/dryer and dishwasher.

GROUND FLOOR W/C

FIRST FLOOR LANDING

BEDROOM 1 15' 5" x 9' 2" (4.70m x 2.80m)

BEDROOM 2 12' 9" x 9' 7" (3.90m x 2.93m)

BEDROOM 3 9' 3" x 9' 1" (2.82m x 2.78m)

ENSUITE White suite comprising of a close coupled wc, pedestal wash hand basin, shower cubicle and complimentary tiling.

BATHROOM White suite comprising of a close coupled wc, pedestal wash hand basin, panelled bath with shower over. Heated towel rail and complimentary tiling.

OUTSIDE SPACE The rear gardens commence with a patio area and the remainder laid to lawn. Timber shed and fence. Allocated parking for two cars.

## AGENTS NOTE

THREE PLOTS REMAINING

Full Price- £345,000

40% Purchase- £138,000

60% Rent- £474.38pcm

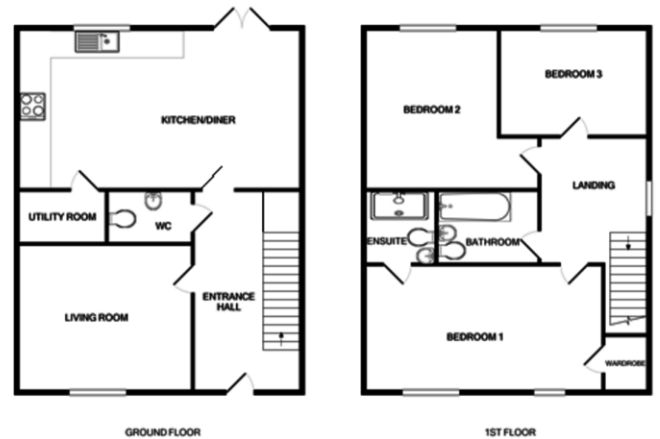
Service Charge- £13.02pcm

Local Authority – West Suffolk Council

Council Tax Band –

Tenure – Leasehold

Post Code – IP30 0BF



## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.

