



**The Paddocks, Lavenham, Sudbury CO10 9PU**

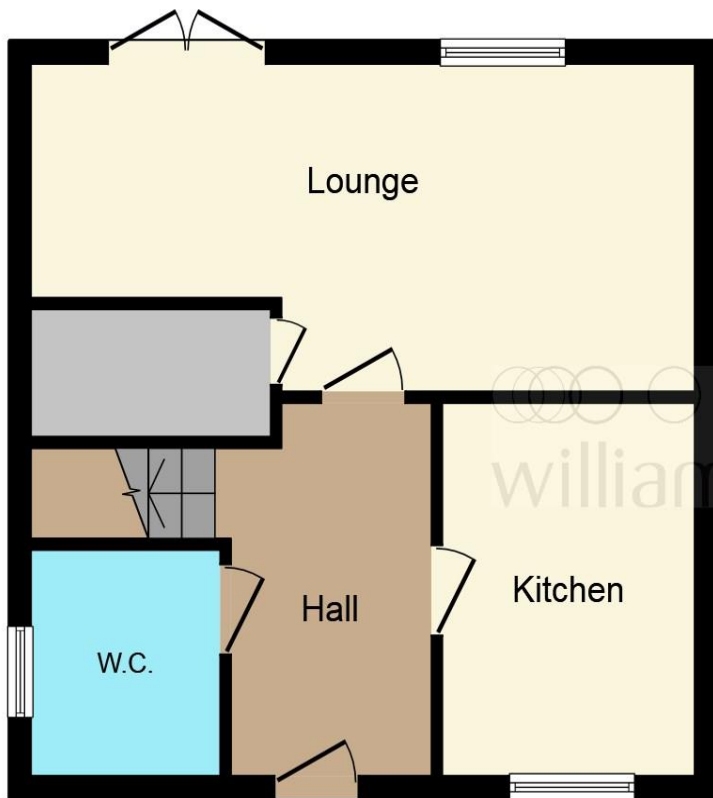


**welcome to**

**The Paddocks, Lavenham, Sudbury**

SHARED OWNERSHIP - Fantastic two-bedroom new home, build complete and ready to move into. Kitchen with integrated appliances (washing machine & fridge/freezer), lounge/diner, ground floor cloakroom, 2 double bedrooms, bathroom, turfed rear garden and 2 parking spaces - CALL NOW TO FIND OUT MORE!





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Agent's Notes

### SHARED OWNERSHIP

Listing price shown represents a 25% share of the property. A minimum share of 25% and a maximum of 75% of this property can be purchased.

Purchasers can staircase to 100% ownership at a later date.

### ELIGIBILITY

Local Connection Criteria: Buyers must have had their only or principal home in the District of Babergh for a continuous period of not less than 2 years, or have a parent, adult child, brother, or sister whose only or principal home is and has been for a continuous period of not less than 2 years in the District of Babergh as of the date of application, or are employed in the District of Babergh on the date of application and have been continuously employed for 2 years, or can provide satisfactory evidence to the council of your former residency in the District of Babergh for either (i) six months out of the preceding 12 months, or (ii) 3 years out of the preceding 5 years from date of application.

If more than one party submits an acceptable application for a plot it will be on a first come basis provided, they meet all eligibility and connection criteria. Please contact William H Brown for further details.

All applications to be financially qualified.

### GENERAL

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments or the general surrounding areas and not specific to this plot and may differ from the finished development.

welcome to

## The Paddocks, Lavenham, Sudbury

- Ready to move into
- Available on shared ownership
- Ability to staircase to 100% share
- Ground floor cloakroom
- Parking for two cars

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Mar 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£81,250**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD110661](https://williamhbrown.co.uk/Property/SUD110661)



Property Ref:  
SUD110661 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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