



4 School Close

Mendlesham, Stowmarket, Suffolk IP14 5UQ



We are pleased to offer for sale this spacious 2 bedroom property situated in the popular village of Mendlesham. The shared ownership property gives purchasers the opportunity to acquire a 45% share of the property.



Shared Ownership (leasehold)
£99,000



x2



x1



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at a glance

- Shared ownership 45% purchase
- 2 Bedroom semi-detached house
- Off road parking
- Situated in a popular well served village
- Electric heating
- Cul-de-sac position
- Good sized rear gardens



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The property which benefits from being at the end of a cul-de-sac affords the following accommodation - hallway, kitchen, sitting room, rear hall and cloakroom. On the first floor there are two bedrooms and a bathroom. Externally there is off road parking for two vehicles and a good size rear garden predominately laid to lawn enclosed by fencing.



location

Mendlesham itself is an extremely sought after village lying approximately seven miles north east of Stowmarket (which has a main line railway station link to London Liverpool Street) and has easy access to the A140 trunk road which leads to Norwich (north), Ipswich (south), Felixstowe (east), Cambridge and the Midlands (west) via the A14. The village has a thriving community and is very well served with local amenities including primary and pre-schools, health centre, village store, a public house, fish and chip shop, parish church, community centre and playing field.

shared ownership details

- Full value is £220,000
- Selling 45% at £99,000
- Tenure - Leasehold
- Rent paid for remaining share is £293 pcm
- Housing Association - Hastoe Housing



ground floor

Hallway	
Kitchen	2.87m (9'5) x 3.80m (12'5)
Sitting Room	3.97m (13') x 3.69m (12'1)
Rear Hall	
Cloakroom	

first floor

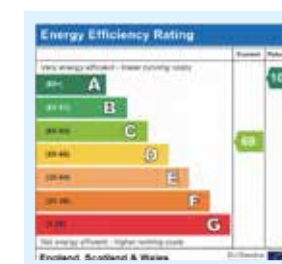
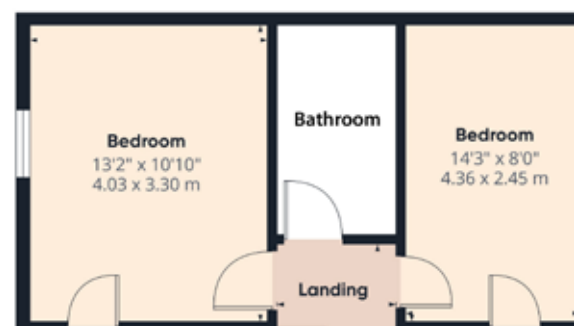
Bedroom	4.03m (13'2) x 3.30m (10'10)
Bedroom	4.36m (14'3) x 2.45m (8')
Bathroom	

services

Mains water; drainage and electricity. Heating is provided by electric heating.

Local Authority Mid Suffolk District Council - Council Tax Band B.

Please see Material Information brochure below.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

find us...
rightmove 



www.mlproperty.co.uk

