



Shared ownership £120,000
Woodlands Avenue, Trimley St. Mary, IP11



2

Bedrooms



1

Bathroom

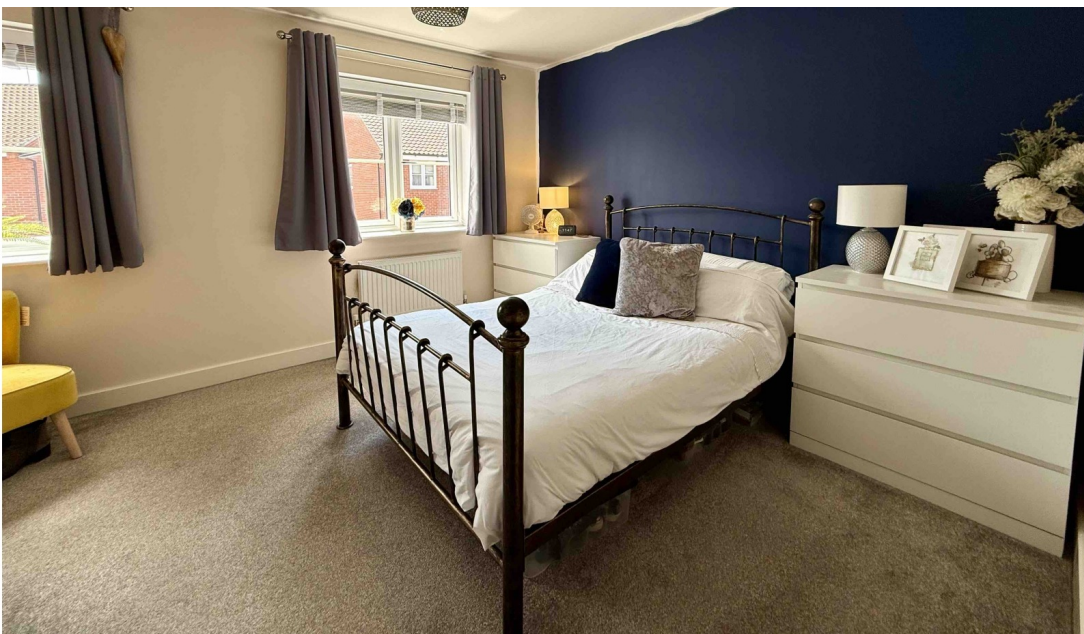
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Wainwrights presents this well-presented two-bedroom shared ownership home, available to purchase as a 50% share.

Built in 2017 by Bloor Homes, the property offers modern accommodation comprising an entrance hallway with bespoke understairs storage, fitted kitchen, lounge/diner, ground floor cloakroom, two bedrooms and a modern bathroom. Externally, the home benefits from a lawned front garden with planted borders, side access and private parking for two vehicles close by.

A great opportunity to acquire a modern, easy-to-maintain home through shared ownership, ideal for first-time buyers or those looking to get onto the property ladder.

Entrance Hallway *4.11m x 2.02m (13' 6" x 6' 8")*

Entered via a partially glazed front door, the entrance hallway features wood-effect vinyl flooring, radiator, stairs rising to the first floor, bespoke understairs storage, and doors leading to the ground floor accommodation.

Kitchen *3.11m x 2.10m (10' 2" x 6' 11")*

A modern fitted kitchen with UPVC double glazed window to the front aspect, wood-effect vinyl flooring continuing through from the hallway, radiator and ceiling spotlights. The kitchen comprises wood-effect laminate worktops, inset one-and-a-half bowl stainless steel sink, four-burner electric hob, integrated Bosch oven, stainless steel cooker hood, space and plumbing for a washing machine, space for a tall fridge freezer, tall larder cupboard, floor-level cupboards and drawers, and matching eye-level cupboards.

Lounge / Diner *4.20m x 3.89m (13' 9" x 12' 9")*

A rear aspect lounge/diner with UPVC double glazed window, composite half-glazed door opening to the rear garden, carpeted flooring, and an understairs cupboard housing the internet connections.

Ground Floor Cloakroom *1.88m x 0.94m (6' 2" x 3' 1")*

Fitted with a WC and hand wash basin, with radiator, tile-effect vinyl flooring and extractor fan.

First Floor Landing *2.05m x 1.86m (6' 9" x 6' 1")*

With carpeted flooring, loft hatch access and doors leading to all first floor rooms.

Master Bedroom *4.20m x 3.34m (13' 9" x 10' 11")*

A spacious front aspect bedroom with two UPVC double glazed windows, radiator, carpeted flooring and built-in cupboard.

Bedroom Two *4.69m x 2.22m (15' 5" x 7' 3")*

A rear aspect bedroom with UPVC double glazed window, radiator and carpeted flooring.

Bathroom *2.75m x 1.91m (10' 3" x 7' 5")*

A modern bathroom fitted with a bath with thermostatically controlled shower over and glass and chrome screen, hand wash basin and WC. Further features include an obscure UPVC double glazed window to the rear aspect, towel radiator, tile-effect vinyl flooring, aqua boarding around the bath with matching splashback behind the hand wash basin, and a large airing cupboard housing the Ideal Logic Combi ESP1 gas combination boiler.

Outside Front

The front garden is mainly laid to lawn, with a paved pathway leading from the pavement directly to the front door. There are planted borders with established shrubs, together with a pathway leading down the side of the property to the garden access gate.

Parking

The property benefits from private in-line parking for two vehicles, positioned just a few steps to the side of the house.

Shared Ownership Information

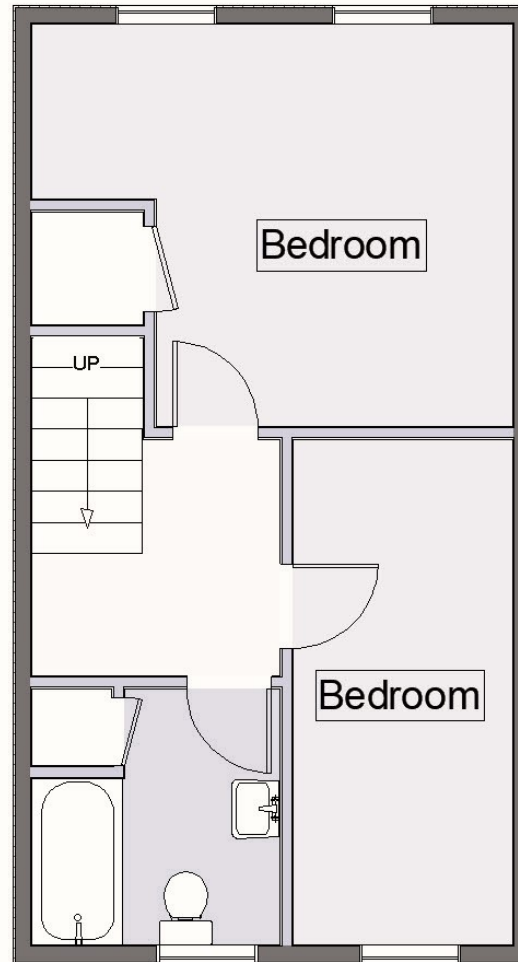
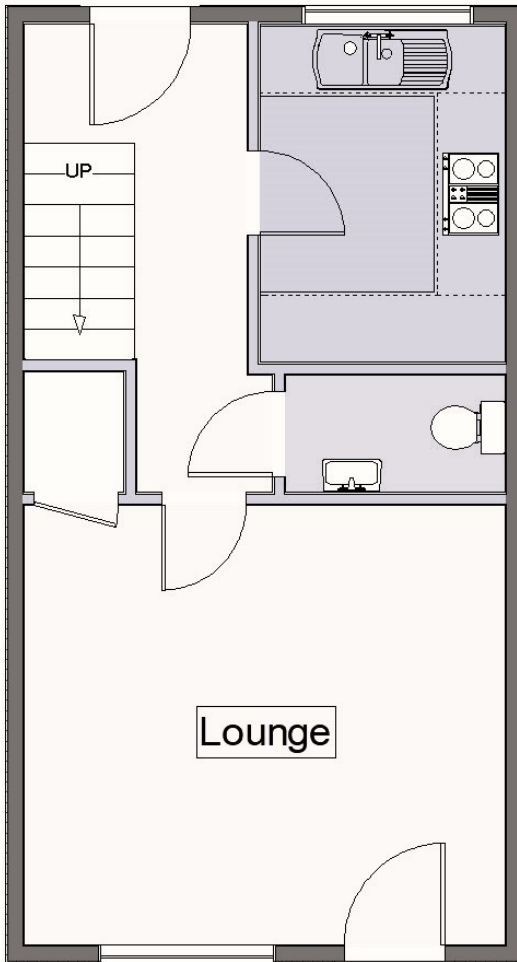
This property is offered for sale on a shared ownership basis, with a 50% share available at £120,000, based on a full market value of £240,000. The property is leasehold, with a shared ownership house lease and approximately 117 years remaining. Monthly rent on the remaining share is currently £328.28. Additional monthly charges are currently payable to Flagship Homes and include management fee, buildings insurance, admin fee and grounds maintenance. We understand these charges total approximately £60.26 per month excluding rent and are reviewed annually. Buyers will be subject to shared ownership eligibility criteria, affordability assessment and local connection requirements. Applicants must have a household income of £80,000 or less and must not own another property, unless their sale is agreed and they have a complete chain before proceeding. The property is subject to a local connection requirement for Trimley St Mary and the surrounding area. Applicants must live, work or have a family connection to the area. If no suitable purchaser is identified, applicants from outside the area may be considered after the nomination period. There is no staircasing restriction, and buyers can staircase up to 100% ownership. At 100% ownership, the freehold will transfer to the owner. Pets are permitted at the property. Subletting the whole property is not permitted unless the buyer owns 100% of the property or has landlord permission in exceptional circumstances, along with lender consent if applicable. Renting out a room is permitted, provided the owner continues to live at the property.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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