





Pightle Grove, Rattlesden, Bury St. Edmunds, IP30 0TB

william h brown

welcome to

Pightle Grove, Rattlesden, Bury St. Edmunds

This semi-detached home in Rattlesden is offered CHAIN FREE and boasts two bedrooms, private garden and driveway for three cars. A 50% share is available to buy with an option of 100%. Call us now for more information or to book your viewing!

Accommodation

Entrance Hall
The property is entered through a part glazed front door with stairs to first floor, radiator and carpet.

Kitchen
9' 5" x 11' 9" (2.87m x 3.58m)
Windows to front and side, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with hob and extractor over, integrated fridge freezer and washing machine, spotlights, radiator and vinyl flooring.

Living room
14' 3" x 12' 1" (4.34m x 3.68m)
Window to rear, French door to rear, built in double cupboard, tv point, radiator and carpet.

First Floor Landing
Window to rear, access to loft, built in double cupboard, radiator and cupboard.

Bedroom One
11' 9" x 10' 8" (3.58m x 3.25m)
Window to front, tv point, radiator and carpet.

Bedroom Two
12' x 10' 8" (3.66m x 3.25m)
Window to rear, built in wardrobe, tv point, radiator and carpet.

Family Bathroom
Window to front, panelled bath with mixer spray and shower attachment over and screen, pedestal hand wash basin, low level wc, extractor, part tiled walls, heated towel rails and vinyl flooring.

Outside

Rear Garden
Fence enclosed with side access gate, patio and lawn areas with timber shed.

Front Garden
Laid to lawn with path to door.

Parking
Driveway for three cars.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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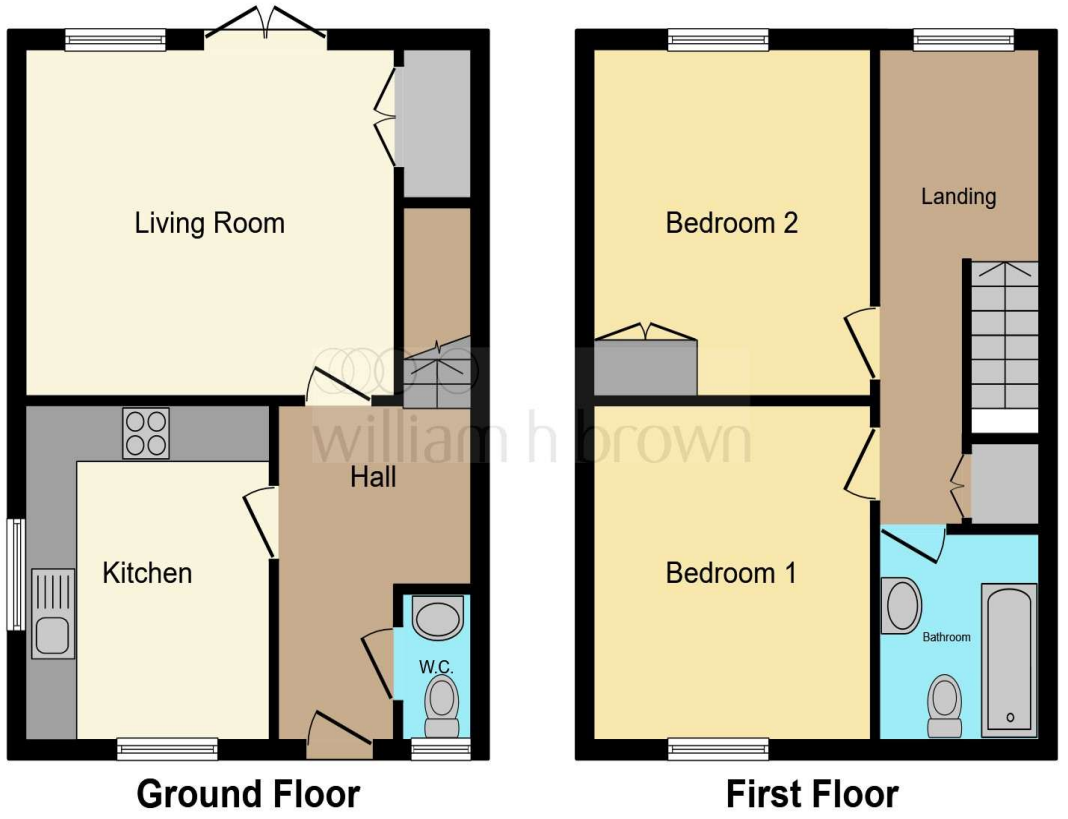
- Shared Ownership 50% For Sale
- Two Bedrooms
- Enclosed rear garden
- Driveway for three cars
- Chain free

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 125.88
Ground Rent: 4617.36
This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Dec 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£130,000



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

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The Property Ombudsman

Property Ref:
SMK105020 - 0013

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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