

Nursery Lane | Ufford | Woodbridge | IP13 6FD

Price £156,800

MORTIMERS
OF WOODBRIDGE

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Mortimers of Woodbridge are pleased to offer for sale this well presented, modern two-bedroom end terrace house, situated in the picturesque village of Ufford. The property benefits from being offered as part of Orwell Housings shared ownership scheme, whereby intending qualifying purchasers are ...

- 50% Ownership Scheme
- Modern 2 Bedroom Terrace
- 10 minutes to Woodbridge Town Centre







Full Description

Mortimers of Woodbridge are pleased to offer for sale this well presented, modern two-bedroom end terrace house, situated in the picturesque village of Ufford.

The property benefits from being offered as part of Orwell Housings shared ownership scheme, whereby intending qualifying purchasers are able to own 50% of the property, on a shared ownership basis, whilst paying a rental amount of £369.99 for the remaining share – charges accurate as of 1st Jan 2026.

The historic market town of Woodbridge is only a 10-minute drive away and offers a wide selection of shopping and recreational facilities, plus a railway station with links to London Liverpool St, via Ipswich. Suffolks Heritage Coast is only a 20-minute drive away.

Entrance Porch

Enter via entrance door to entrance porch, with mid-level accessible fuse box, laminate flooring and further internal door leading to hallway.











Inner Hallway
Stairs leading to first floor, doors to kitchen, lounge and cloakroom wc, under stairs storage area, laminate flooring, under floor heating.

Kitchen/ Breakfast Room
Range of base and eye level wall units, stainless steel single drainer sink unit, part tiled walls, space and plumbing for washing machine, space for freestanding fridge/freezer plus further space for freestanding oven, with wall mounted extractor hood over. Double glazed window to front aspect, laminate flooring, under floor heating.

Lounge
Double glazed window to rear aspect and patio doors opening to south easterly facing rear garden, carpet flooring, under floor heating, under stairs storage cupboard.

Cloakroom/ WC
Low level W/C, wall mounted hand wash basin with tiled splashbacks, laminate flooring, under floor heating, frosted window to side aspect.

First Floor Landing
Carpet flooring, stairs leading from ground floor, loft hatch access and doors off to bedrooms.

Bedroom
Double glazed windows to rear aspect, wall mounted radiator, carpet flooring.

Bathroom
Three piece suite comprising low level wc, pedestal hand wash basin, panel bath with wall mounted shower over.
Part tiled walls, laminate flooring, wall mounted heated towel radiator, extractor fan and frosted window to side aspect.

Exterior
To the front of the property there is a block paved pathway leading to the entrance door and a small front garden.

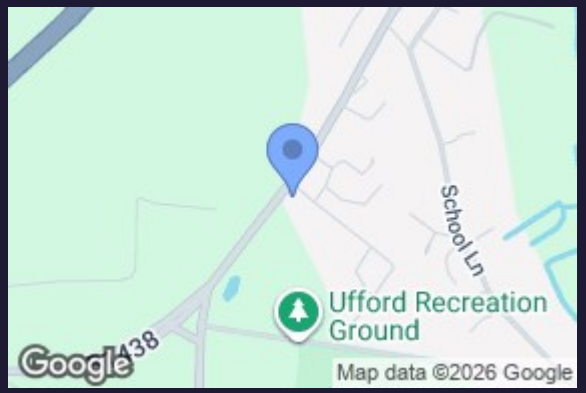
To the rear of the property the south easterly facing garden is laid mainly to lawn, with paved patio area leading out from the lounge, with pathway continuing to the end of the garden with garden storage shed and gated pedestrian access leading out to the block paved area, where you will find allocated parking for two vehicles.

Shared Ownership Information
Rent: £354.55 per month
Service Charge: £15.44 per month

Buyer Requirements - Buyer to have a connection to Ufford or surrounding villages within East Suffolk, a household income no more than £80,000 per year and do not have their names on any other house deeds and unable to afford a suitable property on the open market.

Any interested applicants will need to complete an application form and be assessed for affordability.



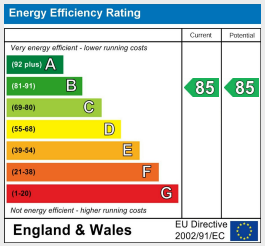






Council Tax Band **C**

EPC Rating **B**



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