

oakheart



£224,000

Asking Price

Melvin Way, Woolpit



** Offered For Sale Under The Discount Open Market Value Scheme **

Located in the popular village of Woolpit, is this modern two bedroom semi detached home

The property features a spacious lounge/diner with French doors opening onto the rear garden, a modern fitted kitchen is situated to the front, plus a ground floor cloakroom off the hall. Upstairs are two double bedrooms and a stylish bathroom.

Outside there is a driveway to the side for two cars, with a gate to the enclosed rear garden.

Ideal for first-time buyers, this well presented home offers modern accommodation in a popular location.

To qualify, the purchaser must:

Have a qualifying connection to Mid Suffolk

Meet at least one of the following:

Currently have their only or principal home in the District of Mid Suffolk; or Have a parent, adult child, brother or sister whose only or principal home has been in Mid

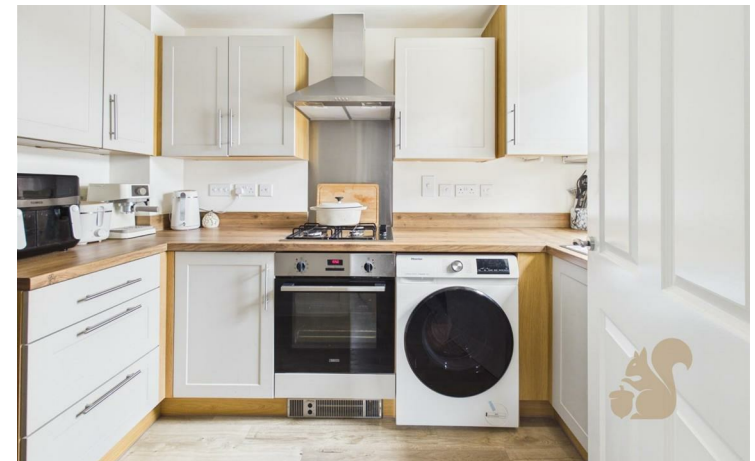
Suffolk for at least 2 years; or Be employed in Mid Suffolk at the date of purchase and have been continuously employed there for at least 2 years; or Have previously been resident in Mid Suffolk for either: 6 of the previous 12 months, or 3 of the previous 5 years.

Meet all of the following additional requirements.

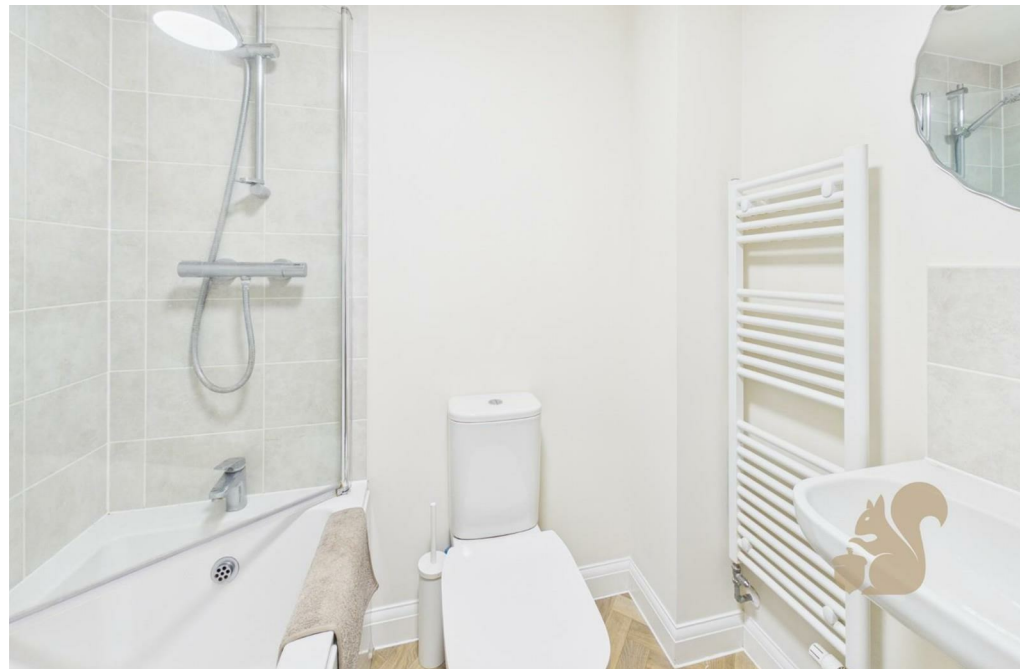
Household income does not exceed £80,000 per year (or the adjusted equivalent specified in the deed).

Has no legal or beneficial interest in any other property, including through a trust.

Can provide evidence from an Independent Financial Adviser showing they cannot











oakheart

GLATM
58.98 m²
634.89 ft²

Total
58.98 m²
634.89 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:
Mid Suffolk

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Bury St Edmunds
01284 331077
bury@oakheart.co.uk
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

oakheart