



Corrance Close, Parham, WOODBRIDGE, IP13 9SW

welcome to

Corrance Close, Parham, WOODBRIDGE

An attractive, two-bedroom shared ownership home offering excellent curb appeal. This property benefits from a cloakroom, off-road parking and a beautifully landscaped rear garden, making it an ideal purchase for first-time buyers looking to step onto the property ladder.

Entrance Hall

Double glazed door and window, radiator and stairs to first floor.

Cloakroom

Low level WC, pedestal wash hand basin, heated towel rail and tile effect flooring.

Lounge

Double glazed window to front, double glazed French doors to rear, wood effect flooring, radiator.

Kitchen

Matching eye and base level units with wood effect worktop, wood effect flooring, space for washing machine and fridge/freezer, gas hob and oven, radiator, wall mounted boiler, space for dining table, double glazed window to front.

Landing

Radiator and loft hatch.

Master Bedroom

Double glazed window to rear and side, radiator, storage cupboard, wood effect flooring.

Bedroom Two

Double glazed window to front, radiator.

Bathroom

Bath with overhead shower, low level WC, pedestal wash hand basin, heated towel rail, obscured double glazed window to rear.

External Details To The Front

Lawn, shrubs, off road parking for two vehicles.

To The Rear

Enclosed by panel fencing, patio seating area, lawn, flowers, shed and side access.

Agents Notes

Subject to eligibility requirements from Orwell Housing - please contact the agent for more information. Subject to a monthly payment (excluding rent) of £30.10 for insurances, service charge, management charges and insurance. Lease length of 122 years remaining.

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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- TWO BEDROOMS
- LANDSCAPED GARDEN
- CLOAKROOM
- FIRST FLOOR BATHROOM
- PATIO DOORS TO GARDEN

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

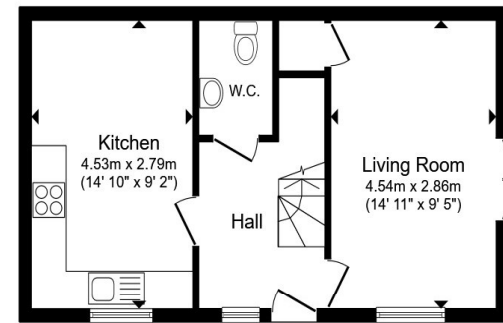
Ground Rent: 361.20

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Dec 2022.

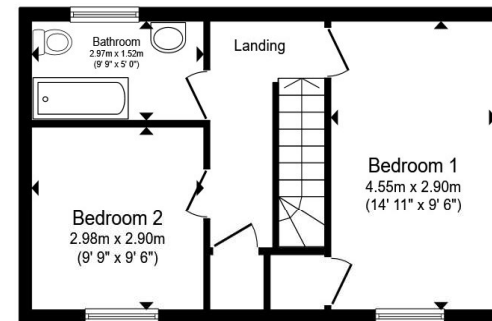
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£130,000



Ground Floor



First Floor

Total floor area 73.1 m² (786 sq.ft.) approx

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.propertybox.io



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Property Ref:
FLH105745 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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