



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

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

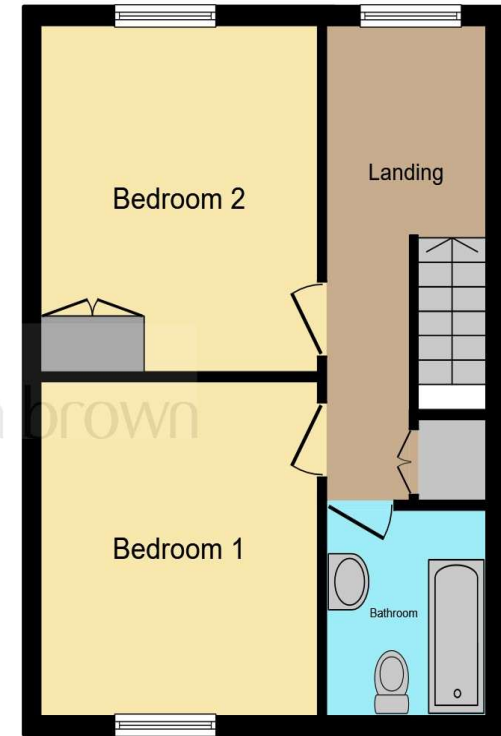
Ground Rent: 4617.36

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.

£135,000



Ground Floor



First Floor

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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Property Ref:
SMK105020 - 0010

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