



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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welcome to

Pightle Grove, Rattlesden, Bury St. Edmunds

- 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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SMK105020 - 0009

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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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