MOLYNEUX
ESTATE AGENTS

Snowdrop Road

Lakenheath, IP27

Price £55,000

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Description

25% Shared Ownership.

This recently constructed (2024) home is available with no onward chain, and enjoys a village outskirt location at the front of a modern, residential development.

The property offers contemporary, open plan accommodation downstairs which incorporates a fully fitted kitchen and lounge, plus downstairs W.C with wash hand basin.

The kitchen includes a range of wall and base level units, stainless steel sink and draining board, space for washing machine and cooker, electric hob with extractor hood fitted over, plus space for a fridge freezer, whilst the lounge benefits from a useful storage cupboard beneath the stairs and French doors overlooking the rear garden.

Upstairs, the property boasts two well-proportioned bedrooms, both including generous built in storage, in addition to an impressive family bathroom, comprising W.C, wash hand basin and bath with shower over.

Outside, the property includes two parking spaces to the rear of the property, plus a fully enclosed garden which is predominantly laid to lawn, with a small patio area for seating and entertaining and useful storage shed.

Measurements

Kitchen - 13'6" x 9'2"

Lounge - 12'9" max x 9'10" max

Bedroom - 9'10" x 9'10"

Bedroom - 12'9" max x 7'1" max

Family Bathroom - 7'00" x 5'9"

Shared Ownership

Leasehold

Shares available from 25%: £55,000
Full market value: £220,000
Years remaining on Lease: 989 Years of 990 Year Lease, which commenced 13th March 2025.

Rent on remaining share (at 25% ownership): £389.07 per month
Service Charge: £24.33 per month
Ground Rent: None
Buildings insurance: £14.52 per month

These fees are reviewed annually on 1st of April and Orbit customers are notified in February.

Orbit will arrange for a Headline Eligibility Assessment to be carried out on a buyer upon an agreed sale following receipt of a completed Application Form and supporting documents via the buyer.

Anti-money Laundering & Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

Tel: 01638 474164

Council Tax Band - West Suffolk, B.

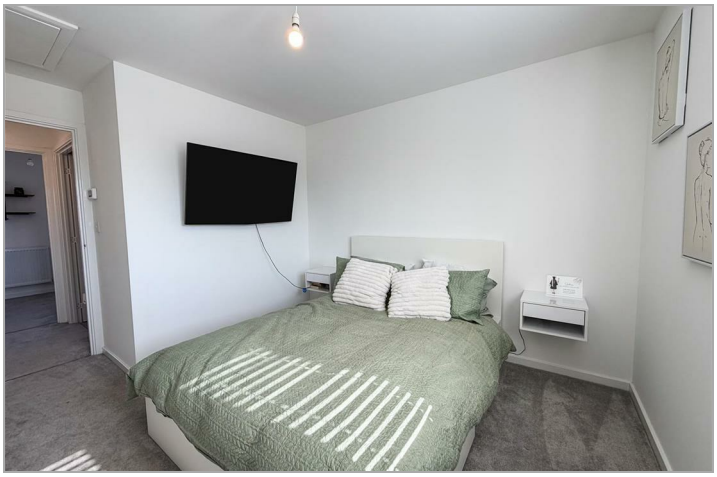
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

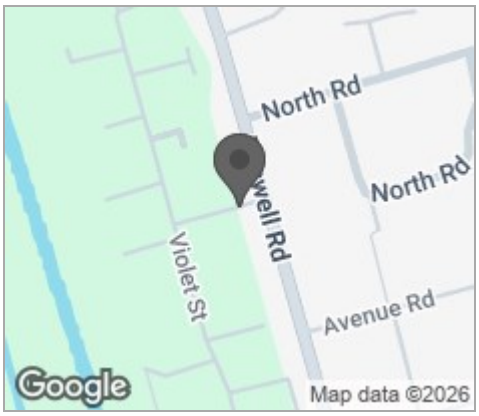
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

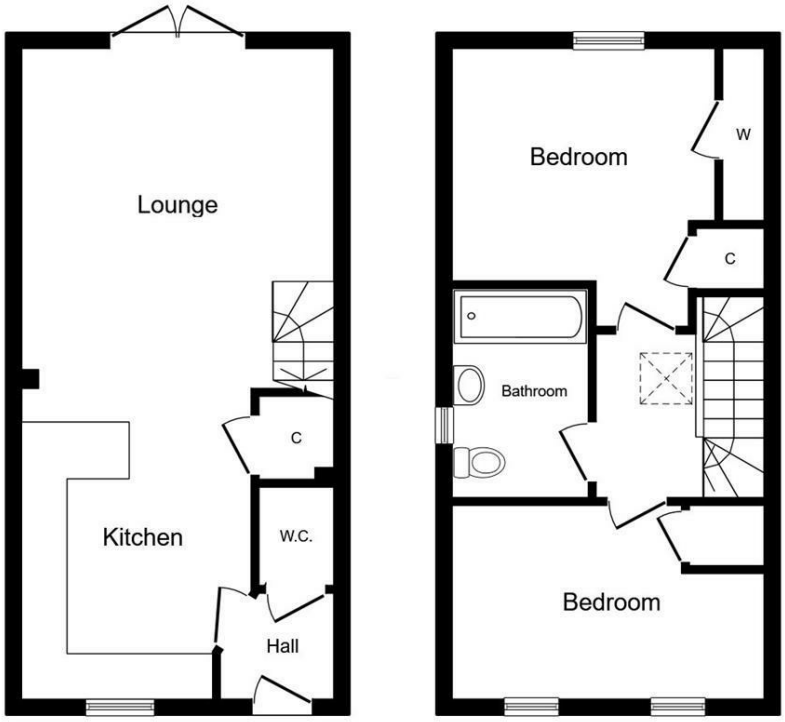
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





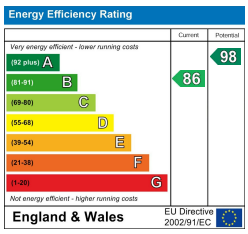


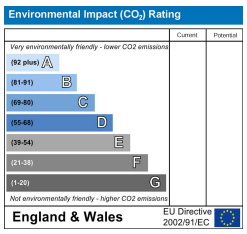
Ground Floor First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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