



9 The Horseshoes, Norton, Bury St. Edmunds, Suffolk, IP31 3NR

YOUR FIRST STEP ONTO THE PROPERTY LADDER – This spacious 3 bedroom semi-detached home is being sold as part of a shared ownership scheme in association with Flagship Homes. The asking price is for a 75% share of ownership with an additional monthly rent of £214.68

Set in large corner plot gardens with ample parking, the house has oil fired central heating and sealed unit glazing.

- 75% Shared ownership semi detached home
- Occupying a pleasant village setting
- Hall, cloakroom, sitting room, fitted kitchen
- 3 Good sized bedrooms, bathroom, oil heating
- Large corner plot gardens, ample off road parking

Shared Ownership £180,000



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General Information

The property occupies a cul de sac position on the edge of the village of Norton, which is a popular village with a range of amenities including a thriving Public House/Restaurant, Garage with mini-market, community centre with sports facilities and playgroup. There is also a Primary School and Church. The village is located approximately 11 miles east of the thriving market town of Bury St. Edmunds and around 8 miles north west of Stowmarket, where there is a mainline rail link to London Liverpool Street.

The property, which benefits from oil fired central heating and sealed unit glazing, is being sold as part of a shared ownership scheme run by Flagship Homes.

Before you can offer, you will need to apply to Flagship to make sure you are eligible for the shared ownership scheme. You can do this by calling flagship on 01603 255444 or by emailing them at sales@flagship-homes.co.uk.

Basic eligibility includes having a household income of less than £80,000. Having a minimum of 5% deposit. Not owning any other property or being on the mortgage of any other property.

You will also need to register and be approved by the Help to Buy scheme. You can register for the Help to Buy Scheme by visiting www.help2obuyagent3.org.uk where you will also find other very useful information about how everything works.

There is a maximum limit of how much of the property you can own which is set at 80%

The accommodation includes a large entrance hall, dual aspect sitting room, fitted kitchen, cloakroom and rear lobby. On the first floor are 3 good sized bedrooms and a modern bathroom.

Outside

To the front of the house are 2 parking spaces. The rear gardens are of a very good size and afford a good degree of privacy and seclusion. Laid extensively to lawn the gardens are fully enclosed by fencing and include a variety of mature trees.

Directions

From Bury St. Edmunds proceed east along the A14 towards Ipswich. After around 9 miles, take the exit signposted Norton and Elmwell. At the roundabout take the 2nd exit onto the A1088 Ixworth Road. On entering Norton, turn right at the crossroads, (between the garage and public house) into Ashfield Road. Continue along this road, past the new build properties, when you will eventually see the turning for The Horseshoes on the right hand side.

Entrance Hall

Sitting Room 13'10 x 13'5 (4.22m x 4.09m)

Kitchen 16'10 x 5'10 (5.13m x 1.78m)

Cloakroom

Rear Lobby

Landing

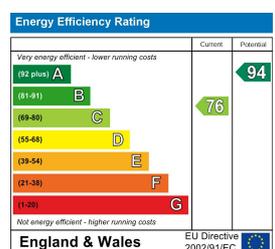
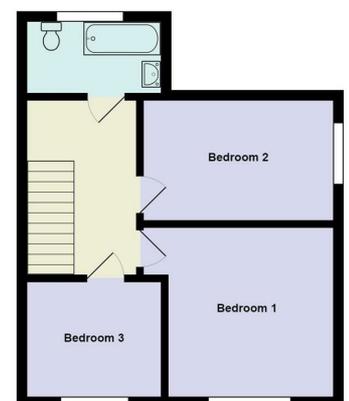
Bedroom 1 11'5 x 10'3 (3.48m x 3.12m)

Bedroom 2 12'11 x 8'5 (3.94m x 2.57m)

Bedroom 3 9'2 x 7'8 (2.79m x 2.34m)

Bathroom 9'0 x 4'10 (2.74m x 1.47m)

Parking



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.