



Orchard Close, Felsham, Bury St. Edmunds, IP30 0QR

£160,000



## DRAFT DETAILS

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£160,000

We are pleased to present: A SHARED OWNERSHIP individual, spacious, detached bungalow, overlooking a green, in this popular village South-East of Bury St Edmunds. Hall, Lounge, Kitchen/Dining Room, 3 Bedrooms, Bathroom, South-Facing Garden, Generous Parking, IDEAL RETIREMENT, VIEW ASAP.

### DESCRIPTION

This SHARED OWNERSHIP individual detached bungalow presents with brick and rendered elevations, with a tiled roof. Boasting spacious and well proportioned accommodation, comprising generous Lounge, large Kitchen/Dining Room, 3 Bedrooms, and a Bathroom, it also features an eco-friendly Air-Source Heat Pump, with radiator heating. Externally, there is a particularly private SOUTH-FACING GARDEN, a generous driveway, providing parking space for at least three cars, and it overlooks a green to the front.

For those potential purchasers with mobility issues, this home offers an easily accessible level plot, entrances with no steps, and wide doorways.

This home is located in the centre of a small, popular village, about 10 miles south-east of Bury St Edmunds, with a Village Store/Post Office, Public House, Garage and Parish Church. It is located conveniently for access to the A14, and stations in Elmswell (about 7 miles), mainline link in Stowmarket (about 7.5 miles), and Bury St Edmunds (about 10 miles). With all the various desirable attributes on offer, early viewing is strongly advised.



## DIRECTIONS

From Bury St Edmunds proceed along the A134 towards Sudbury. Continue through Sicklesmere and Great Whelnetham and at the right hand bend, turn left sign posted to Little Whelnetham. Follow the road along and turn right at the junction, sign posted to Bradfield St Clare and Cockfield. Proceed through Bradfield St Clare and on reaching Cockfield, continue past the Public House and on towards Felsham. On reaching Felsham, turn left at the green and then take the first left turning into The Orchard. Bear round left into Orchard Close, where the property is located at the end, facing the green.

## HALL

Approached via a sealed unit part glazed panelled front door with glazed side panel. Wood laminate floor, built-in double cloaks/storage cupboard with consumer unit, built-in cupboard housing pressurised water system, loft access, telephone point, radiator.

## LOUNGE 15'7" X 11'1" (4.75M X 3.38M)

TV point, telephone point, radiator, UPVC window to rear, UPVC glazed double doors to side and garden.

## KITCHEN/DINING ROOM 14'1" X 12'2" RED TO 11'7" (4.29M X 3.71M RED TO 3.53M)

Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, electric cooker point, plumbing for washing machine, space for fridge/freezer, space for tumble dryer, extractor fan, radiator, UPVC window to front.

## BEDROOM 1 11'10" X 9'4" (3.61M X 2.84M)

Built-in double wardrobe, TV point, telephone point, radiator, UPVC window to front.

## BEDROOM 2 10'6" + RECESS X 9'10" (3.20M + RECESS X 3.00M)

Built-in double wardrobe, TV point, telephone point, radiator, UPVC window to rear.

## BEDROOM 3 9'10" X 7'4" (3.00M X 2.24M)

Built-in wardrobe, radiator, UPVC window to rear.

## BATHROOM 7'6" X 6'5" (2.29M X 1.96M)

White suite comprising panelled bath with shower unit over, pedestal wash basin, wc, tiled splashbacks, extractor fan, radiator.

## OUTSIDE

To the front the property overlooks a green. The front garden is open-plan, being laid mainly to lawn with path to the front door and side, with an outside water tap. A block paved and paved driveway provides vehicular standing for at least three cars, with potential for more parking space, if some of the lawn is replaced. A gate gives side pedestrian access to the side and rear gardens. These are of a good size, and offer a good level of privacy, being enclosed by fencing and laid principally to lawn with shingle borders, paved patio area, covered storage area, TIMBER SHED and air-source heat pump.

AGENT'S NOTE: The vendor has informed us that mains water, electricity and drainage are connected. Air-source heat pump with radiators. The council tax band is understood to be Band C.

## AGENT'S NOTE

TENURE: LEASEHOLD

We understand the property has a 99 year lease, from 06/06/2014, leaving approximately 88 years remaining.

SHARED OWNERSHIP: The marketing price of £160,000 is for a 50% share of the property.

The remaining 50% is owned by Orwell Housing Association. We understand there is a current monthly rent payable of £297.34 per month for the remaining 50%, to the Housing Association, for the period 01/01/2025 - 31/12/2025. We understand that suitable purchasers could potentially purchase a greater percentage of the shared ownership, subject to specific terms and eligibility criteria. Alternatively 100% of the leasehold property may be available, subject to discussion with the Housing Association.





We understand the rental figure includes Buildings Insurance, and there is no Service/maintenance charge.

### SHARED OWNERSHIP ELIGIBILITY

#### ELIGIBILITY FOR SHARED OWNERSHIP:

Shared ownership is for those that cannot afford to purchase a home on the open market, which would be suitable for their needs, in the area they require, and do not have a household income of £80,000 or more, and do not own or have their name on any other property.

#### LOCAL CONNECTION CRITERIA:

The property is eligible to those that live, work or have immediate family within the Mid-Suffolk District Council area.

#### PROTECTED AREA LEASE:

Applicants may buy the 50% share from the current shared owners, or purchase further shares in addition to the 50%, from Orwell Housing Association. This property is in a protected area, so if shares were bought up to 100%, the shared owner would become 100% leaseholder, and a mandatory buy-back provision would become applicable, should the 100% leaseholder wish to sell. This means that the housing association would re-purchase the property at the then market value, as assessed by a RICS valuer. This is to ensure that the shared ownership property can be made available to another applicant, and not lose the provision of the affordable shared ownership home.

### FELSHAM & AREA

Felsham is a small village, lying about 9 miles south-east of Bury St Edmunds, with amenities including a Public House, Post Office/Store, Garage and Parish Church. It is within 8 miles of Stowmarket, with its direct mainline rail link to London Liverpool Street.

Rattlesden, Woolpit, Elmswell and Thurston are popular villages, located nearby, with a range of local

amenities. The larger towns of Bury St Edmunds, Stowmarket and Sudbury offer a wider range of shopping, educational and recreational amenities.

### BURY ST EDMUNDS & AREA

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the Arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

### TRANSPORT LINKS

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

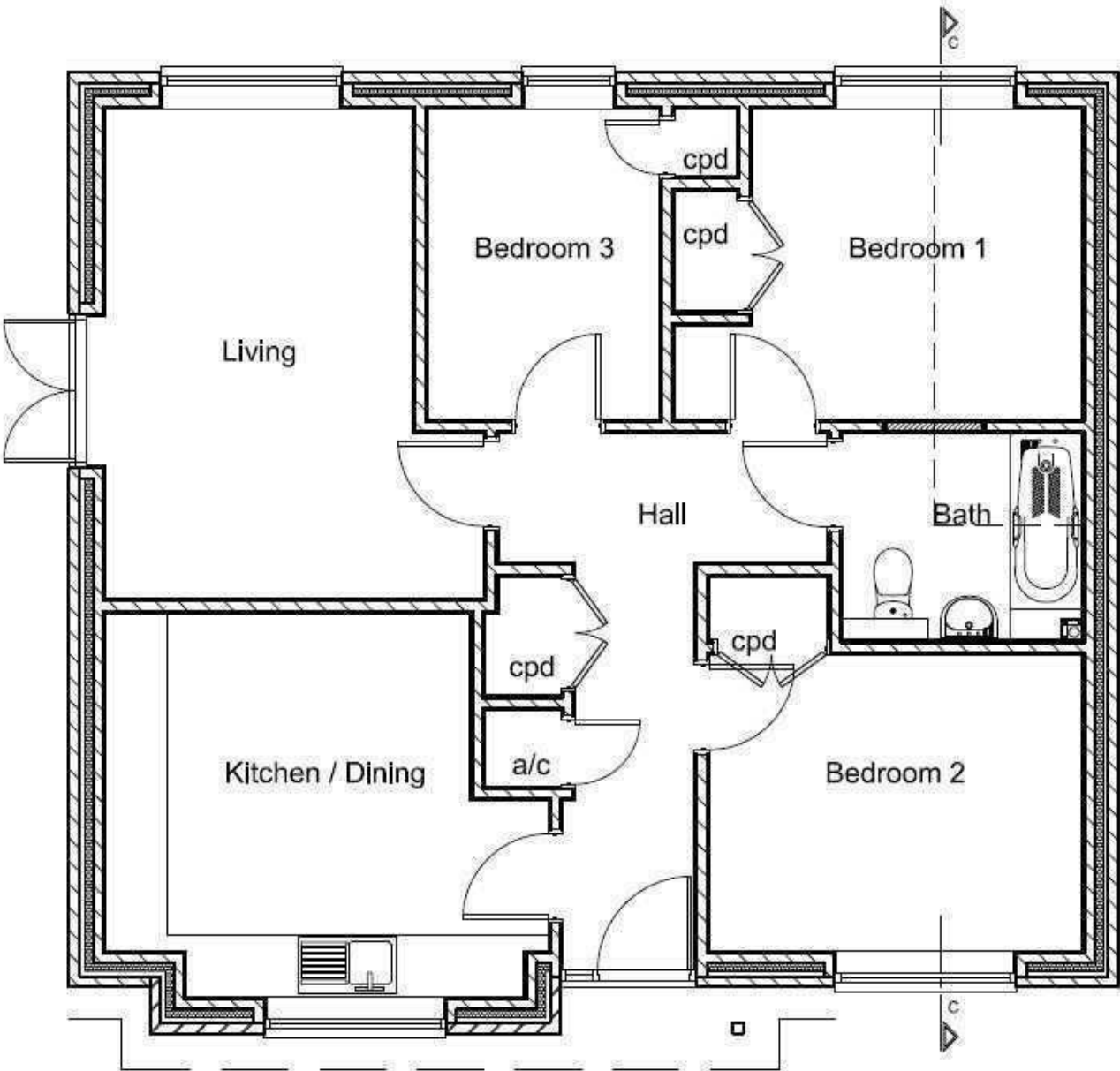
### OFCOM BROADBAND AND MOBILE

<https://checker.ofcom.org.uk/>





FLOORPLAN



FLOOR PLAN

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

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## PROPERTY SUMMARY

- **FELSHAM - SHARED OWNERSHIP**
- **HALL**
- **LOUNGE**
- **KITCHEN/DINING ROOM**
- **3 BEDROOMS - ALL WITH BUILT-IN WARDROBES**
- **BATHROOM**
- **FRONT & SOUTH-FACING REAR GARDEN, GENEROUS PARKING, OVERLOOKS GREEN TO THE FRONT**
- **AIR-SOURCE HEAT PUMP WITH RADIATORS, UPVC DOUBLE GLAZING**
- **NON-ESTATE, CONVENIENT FOR VILLAGE SHOP/POST OFFICE, IDEAL FOR RETIREMENT WITH LEVEL PLOT, NO STEPS & WIDE DOORWAYS**
- **50% SHARED OWNERSHIP WITH MORE % AVAILABLE (SUBJECT TO ELIGIBILITY CRITERIA), FULL 100% LEASEHOLD OWNERSHIP AVAILABLE (SUBJECT TO DISCUSSION), NO CHAIN, EARLY VIEWING ADVISED**

### VIEWING:

**Strictly by appointment with Coakley & Theaker**

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



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