

£84,000
Asking Price



Buttermere Way

Carlton Colville, NR33 8FN

- A 40% SHARED OWNERSHIP OPPORTUNITY
- Well presented 3 bedroom mid-terrace home
- Privately owned solar panels
- South facing rear garden
- Master bedroom with en-suite shower room
- Modern decor throughout
- Ground floor cloakroom
- Open-plan kitchen/diner
- A popular location in Carlton Colville, close to local amenities & shops,
- Allocated off road parking at the rear

**PAUL
HUBBARD**



Entrance Hall

Composite entrance door to the front aspect, fitted carpet, radiator, stairs leading to the first floor landing and doors open to the sitting room & cloakroom.

Cloakroom

1.47 x 0.87

Vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, consumer unit, toilet, wall-mounted corner wash basin with hot & cold taps and tile splash backs.

Sitting Room

4.76 x 3.56

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opening to the kitchen/ diner.

Kitchen/ Diner

4.62 x 2.85

Tile flooring, UPVC double glazed window to the rear aspect, under-stair storage cupboard, radiator, gas boiler, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, tile splash backs, built-in oven, gas hob, stainless steel extractor hood and spaces for a washing machine & an American style fridge-freezer.

Stairs leading to the First Floor Landing

Fitted carpet, loft access, radiator, storage cupboard and doors opening to bedrooms 1-3 & the family bathroom.

Bedroom 1

4.29 max x 2.66 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opens into the en-suite shower room.



En-suite Shower Room

1.68 x 1.69

Vinyl flooring, radiator, extractor fan, toilet, pedestal wash basin with hot & cold taps, a mains-fed shower set into a cubicle enclosure and tile splash backs.

Bedroom 2

3.21 max x 2.66 max

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.



Bedroom 3

2.71 x 1.89

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bathroom

1.88 x 1.67

Vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps, a mains-fed shower set above and tile splash backs.



Outside

A decked area at the front of the property, fully enclosed by fencing, with the main entrance door providing access into the home.

A fully decked, south-facing garden – a true sun trap – complete with a timber pergola, storage shed, and enclosed by secure panel fencing, offering a private and low-maintenance outdoor space.

Shared Ownership Information



Please note that this property is being sold as a Shared Ownership home. The current leaseholder is selling their 40% share of the property. The remaining 60% is retained by Flagship Homes. Any prospective buyer will be purchasing a 40% share and will be required to pay the following monthly charges:

Rent: £304.69

Service Charge: £1.23

Sinking Fund: £0.00

Buildings Insurance: £36.68

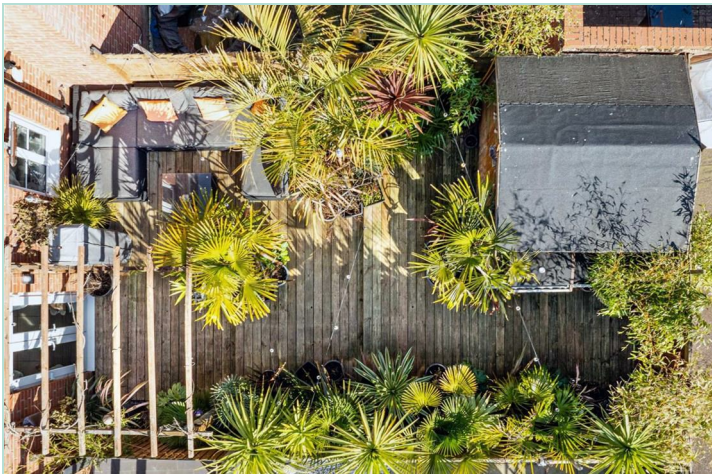
Admin Fee: £0.18

These charges are reviewed annually. Further details can be found in the lease agreement.



Important Information:


Buyers must go through Flagship Homes' application process and follow their instructions to proceed with the purchase. The property cannot be sold for more than the RICS valuation. This valuation is valid for a maximum of 3 months and must be updated by the seller if expired. Prospective buyers must have a combined household income of less than £80,000 per year and must not own another property at the time of application. If a buyer is currently selling a property, they must be Sold Subject to Contract (SSTC) with a complete chain in place to be considered proceedable. Buyers will need to be financially assessed by one of Flagship's recognised shared ownership mortgage advisors to gain approval to purchase. Flagship has a Service Level Agreement in place with its mortgage advisors to ensure compliance with Homes England guidelines, effective from 1st August 2024. While buyers are not obligated to use panel members for ongoing financial services, the initial assessment and approval must be carried out by a Flagship-recognised advisor.



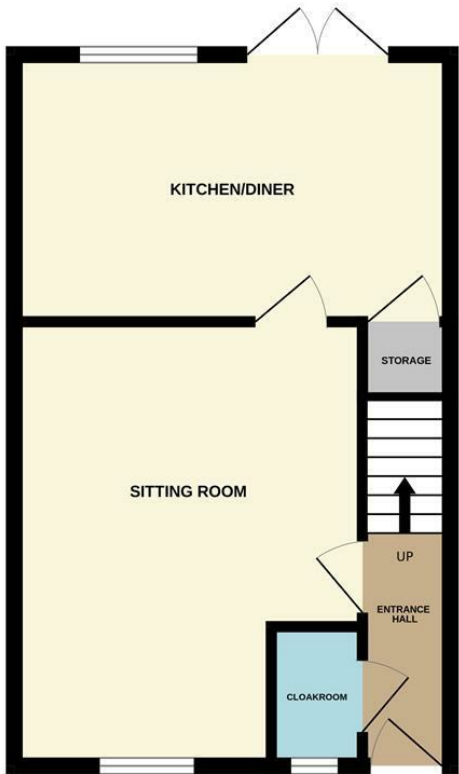




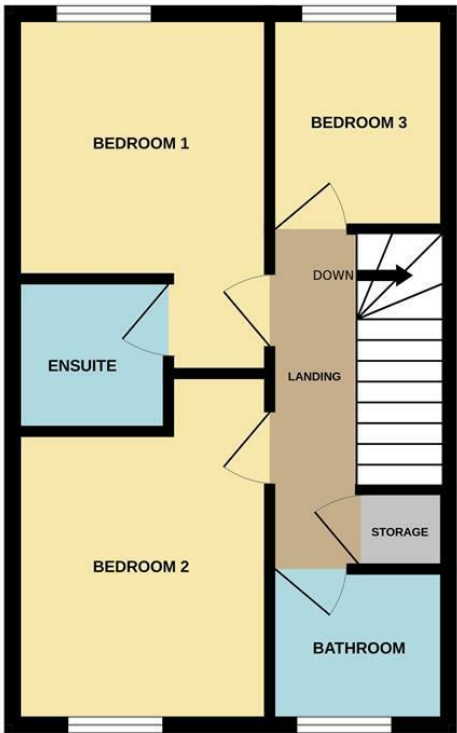
Tenure: Freehold
Council Tax Band: B
EPC Rating: C
Local Authority: East Suffolk Council

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements