



Asking Price £68,750 | Leasehold

St. Eabba's Close, Ryhall PE9 4JR





## Key Features & Description

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- 25% Shared Ownership
- Chance to increase the share
- Beautiful Two Bedroom
- Great Starter Home
- Dining Kitchen
- Upgraded Bathroom
- Driveway Parking
- Bifold Doors to the Garden
- EPC Rating C | Council Tax Band B
- Service Charge £TBC PA | Ground rent £TBC PA | 111 years

Offered with 25% shared ownership and the opportunity to increase your share in the future this well-presented two double bedroom home provides an excellent opportunity for buyers looking to step onto the property ladder. Rent applies monthly please as for more details.

The accommodation briefly comprises an entrance hallway with a convenient downstairs WC. To the rear of the property is a spacious living room featuring bi-fold doors opening onto the garden, creating a bright and inviting space ideal for both relaxing and entertaining. The dining kitchen offers ample space for cooking and dining, making it a practical and sociable hub of the home.



To the first floor, the property offers two generous double bedrooms and a modern upgraded family bathroom, finished to a good standard.

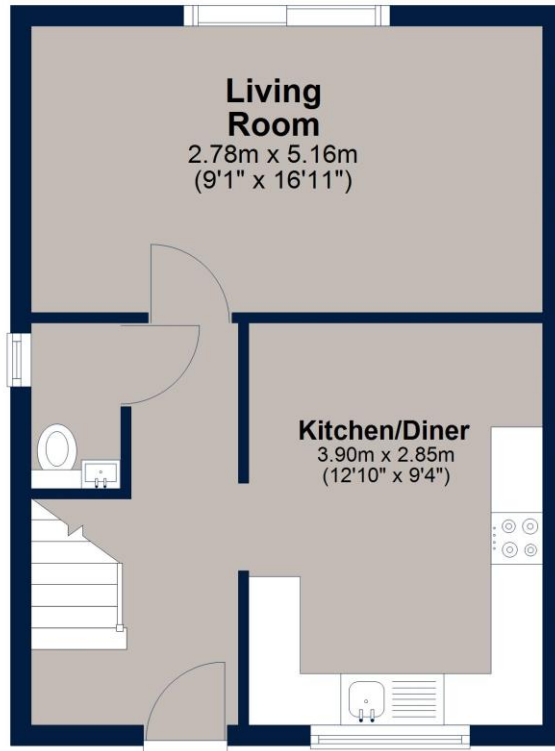
Externally, the property enjoys a lovely enclosed rear garden, mainly laid to lawn and complemented by a covered decked seating area, perfect for outdoor dining or relaxing. To the front, there is driveway parking for several vehicles.

This attractive home offers comfortable modern living with excellent outdoor space and represents a fantastic opportunity for first-time buyers.



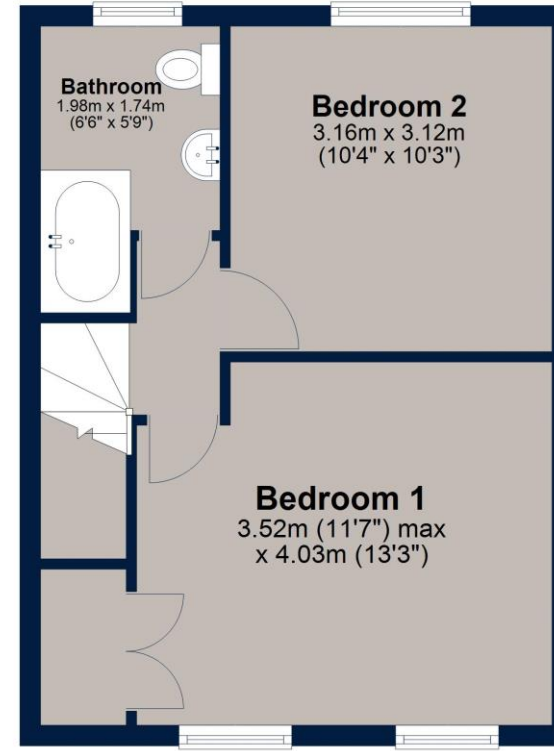
## Ground Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



## First Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



**Total area: approx. 67.9 sq. metres (731.1 sq. feet)**

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. [www.m-photo.pro](http://www.m-photo.pro)  
Plan produced using PlanUp.

### Important Notice

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