

7 East Row, Holbrook, Ipswich IP9 2PZ



**Freehold**

Guide Price

**£215,000**

Subject to contract

**No onward chain**

2 bedrooms  
Sitting/dining room and kitchen area  
Generous garden



Situated to the south of Ipswich within the sought-after peninsular village of Holbrook is this cottage-style property.

## Some details

### General information

This two bedroom cottage-style mid terrace house is located to the south of Ipswich situated in the sought-after peninsular village of Holbrook with a number of amenities nearby. The property has a contemporary open-plan 29ft sitting/dining room and kitchen area with skylight and bathroom. It is offered with no onward chain, has electric heating, double glazed windows and a generous garden in excess of 80ft.

The sitting/dining room/kitchen has laminate flooring, window to the front and skylight to the kitchen area. The sitting/dining area also has a woodburner and brick fireplace. The kitchen has a range of base and eye-level units, wooden work surfaces and sink with electric free standing cooker, fridge, washing machine and freezer. From the dining area stairs rise to the first floor and a door from the kitchen leads into the bathroom which has a white suite of bath with shower over, WC and basin with door out to rear courtyard.

The landing has doors off to two bedrooms, bedroom one has a window to the front and fireplace.

### Sitting/dining room and kitchen

29' 5" x 9' 10" max (8.97m x 3m)

### Bathroom

8' 3" x 6' 9" (2.51m x 2.06m)

### Landing

### Bedroom one

10' 5" x 10' (3.18m x 3.05m)

### Bedroom two

9' 3" x 7' 6" (2.82m x 2.29m)

### The outside

The property is well recessed from the road by private footpath which provides East Row. Number 7 is located approximately half way down the footpath on the right, in front is a generous garden with wooden shed and enclosed by wooden fencing. It is open-plan with a view from the property down to the end of the garden. The garden, measuring in excess of 80ft, is predominantly laid to lawn with various shrubs and there is a small passage/courtyard to the rear of the property.

### Where?

The property is situated in the sought-after peninsular village of Holbrook which contains a range of amenities and facilities. Alton Water is within close proximity as is Ipswich and Manningtree mainline railway stations.

### Important information

Council Tax Band - A

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

### Directions

Head out of town in a southerly direction along Wherstead Road. At the roundabout turn left onto The Strand and proceed under the Orwell Bridge and through the village of Freston. Turn right signposted for Holbrook and Stutton and continue for some distance and into the village of Holbrook. Turn right into The Street where the property can be found on the right hand side opposite the Co-op.

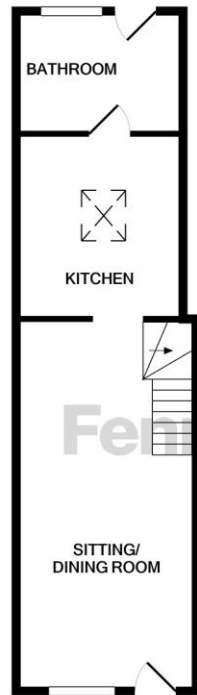
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

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