

38 Hercules Road, Rendlesham, Woodbridge, IP12 2GP



**Freehold**

Offers in Excess of

**£250,000**

Subject to contract

2 bedrooms  
1 reception room  
1 bathroom & 1 WC





A well-presented two bedroom semi detached home with off road parking and a garage, set within a popular residential location, just 6 miles from Woodbridge.

## Some details

### General information

A well-presented two bedroom semi detached home with off road parking and a garage, set within a popular residential location, just 6 miles from Woodbridge.

The front door opens into the hallway which has been laid with wood effect laminate flooring, with stairs rising to the first floor. To the left is the ground floor cloakroom and on the right is the kitchen, which has been fitted with a variety of eye level and base units with worktops over and an inset sink and drainer. There is an integrated oven with gas hob and extractor fan over, space for a fridge and a washing machine. The open plan sitting/dining room has also been fitted with wood effect flooring, and has double doors onto the patio beyond. There is an under stairs storage cupboard which has been fitted with electricity and the current sellers use as a study space.

The first floor accommodation comprises of two bedrooms and a bathroom. Bedroom one enjoys a front aspect and has a built in cupboard, whilst bedroom two enjoys a rear aspect. The bathroom has been fitted with a three piece suite which comprises of a panelled bath with shower over, a low level wc and a wash hand basin.

### Kitchen

8' 02" x 5' 11" (2.49m x 1.8m)

### WC

6' 02" x 2' 11" (1.88m x 0.89m)

### Sitting/dining room

16' 01 (max)" x 12' 03" (4.9m x 3.73m)

### Bedroom one

12' 11" x 9' 02" (3.94m x 2.79m)

### Bedroom two

12' 11" x 8' 10" (3.94m x 2.69m)

### Bathroom

6' 07" x 5' 02" (2.01m x 1.57m)

### Outside

There is a car port to one side of the property providing off road parking space for two vehicles. The driveway leads to the garage which has been altered by the current sellers and now has a utility space at the very rear, fitted with electricity for appliances.

Behind the utility area, the sellers have continued the extension to an outbuilding with double doors which give access from the garden. This outbuilding also gives access into an another external storage area.

The rear garden is securely fenced with a patio area sheltered by a tiled pergola. The patio continues onto an area of shingle with a path to one side.

### Location

Rendlesham is a small village located to the north east of both Ipswich and Woodbridge and provides straight forward access to the A12 and in turn A14 with excellent route ways to the north and south of the County. The village benefits from a local shop, doctors surgery, dentist, primary school, various takeaway services, a hairdressers and community centre and Rendlesham Forest is an extremely popular area with families. The village is approximately 6 miles from the market town of Woodbridge which provides a further range of amenities and also offers convenient access to the Heritage Coast, whilst the market town of Woodbridge is a short car ride away. Aldeburgh and Southwold are stunning coastal locations within a comfortable drive, whilst Ipswich provides an extensive range of facilities including many restaurants, wine bars and national/independent retailers.

### Important information

Council Tax Band - B

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

Tenure - Freehold

EPC rating - C

Our ref - JED

### Directions

From our Woodbridge office, proceed along Quayside onto Melton Hill and turn right at the crossroads onto Wilford Bridge Road. At the roundabout, take the first exit onto Orford Road and proceed along until the left hand turn onto the A1152 towards Rendlesham.

Continue through the village of Eyke and proceed into Rendlesham. Take the left hand turn onto Acer Road, and then take the second right hand turn onto Magnolia Drive. Take the left onto Hercules Road and continue to the end of the road, take the right hand turn where the property can then be found on the left hand side.

### Further information

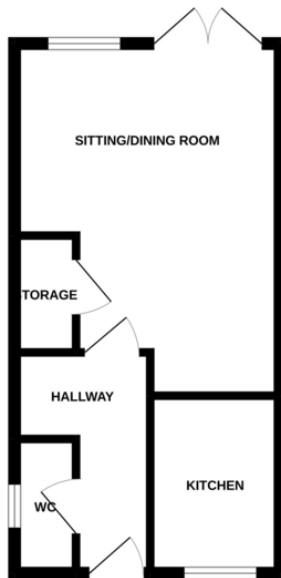
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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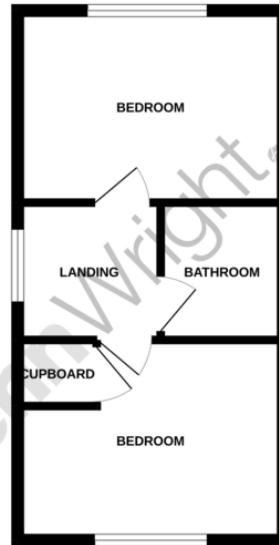
### Viewing

To make an appointment to view this property please call us on 01394 333346.

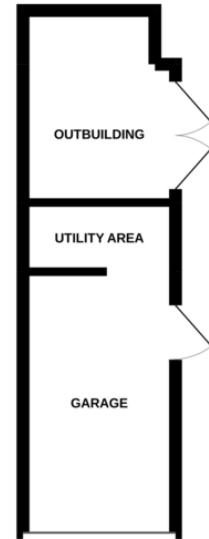
GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



OUTSIDE  
165 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 sq.m.) approx.

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To find out more or book a viewing

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