



Grier & Partners



3 IPSWICH ROAD, HARKSTEAD, IPSWICH, SUFFOLK,
IP9 1BJ
ASKING PRICE OF £375,000





INTRODUCTION

rarely available within the charming village of Harkstead on the sought after Shotley Peninsular, just a ten minute walk from the River Stour at Harkstead Bay, this two bedroom link detached bungalow enjoys a generous plot some 220ft in depth. The property offers extensive scope for extension and enhancement to make the very best of the position, available with no onward chain we highly recommend a viewing.



INFORMATION

of brick and block cavity construction under a tiled roof with brick elevations, garage to the side under a flat felted and sealed roof. Majority of the windows and doors are UPVC sealed double glazed units with the exception of the front door, side door and garage door to the garden. Electrics via a modern RCD consumer unit and heating is via a combination of electric panel and night storage heaters throughout, hot water via immersion heated tank. Broadband is available in the village.

DIRECTIONS

from the A137 at the Brantham Bull turn right onto Stutton Road continue for a number of miles past the Royal Hospital School and take the next right onto Back Hill, then right again onto Harkstead Road. Continue on into the village via Lower Holbrook and as the Bakers Arms comes into view turn left onto Ipswich Road where the property can be found third on the right. Extensive driveway parking from the road ahead of the garage.

SERVICES

mains water, electric, drainage and broadband are connected to the property. Local Babergh District Council contact 0300 456 789. Energy Performance Rating - D - Council Tax Band - D -

ACCOMMODATION

ENTRANCE

via panel door with obscure glazed side screen to:

HALL

11'2 x 9'7 max. Loft hatch with ladder to part boarded insulated loft, airing cupboard containing the hot water cylinder, doors to:

BEDROOM ONE

13'11 x 11'3 Window to rear, wardrobe

BEDROOM TWO

12'7 x 10'5 Window to front, wardrobe.



BATHROOM

Obscure glazed window to side, white suite includes WC, wash basin and panel bath with power shower over and glazed shower screen. Wall mounted heater, heated towel rail and vanity unit.

SITTING ROOM

17'8 x 15'4 Windows to side and rear, French doors to garden. Multi fuel stove with tiled hearth and surround.

KITCHEN

13'6 x 7'10 Window to front, range of fitted wall and base units, inset stainless steel sink and drainer, inset electric hob and double oven, plumbing for washing machine.

Door to:

SIDE PASSAGE

7'07 x 4'08 with doors to front and rear gardens, open arch to:

INTEGRAL GARAGE

15'08 x 8'02 with up and over door to front, window to the rear and outside tap, power and light.

OUTSIDE

Front garden laid to lawn with mature tree and shrubs, drive to side. The large rear garden taking in an Easterly aspect is predominantly laid to lawn with well-defined fence and hedge boundaries, two mature apple trees, workshop to remain.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			100
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	