



Grier & Partners



HOBBITS, 1 ALICE VILLAS, BRANTHAM HILL,
BRANTHAM, MANNINGTREE, CO11 1SP
ASKING PRICE OF £337,500





INTRODUCTION

this charming, extended 2 Bedroom Victorian property has been updated and modernised over recent years benefiting from gas central heating, Dining room opening into the recently installed kitchen, ground floor wet room and off-road parking to the rear of the property.



DIRECTION

from junction 56 at Wherstead towards Manningtree, continue along the A137 for circa 6 miles when you will enter the village of Brantham. The property can be found on the left hand side with a bus stop and layby parking available.

INFORMATION

built of brick construction under a tiled roof, this property has been extended and more recently updated and modernised by the current vendors. The property benefits from double glazing throughout, combination gas boiler to radiators and off-road parking to the rear of the property accessed via a small lane.

BRANTHAM

offers a wide range of social activities for all age groups. Primary schooling within the village, senior school catchment for East Bergholt High School. A parade of shops is approximately half a mile away on the Pippin development, and Manningtree a short drive away. Access to the major towns of Ipswich and Colchester is available via the A137/A12. Mainline railway station in Manningtree with journey times of about an hour to London Liverpool Street. This delightful village offers good communication links in a beautiful location in the Stour valley.

SERVICES

mains gas, water, electric and internet are connected to the property. Local Babergh District Council - 0300 345 600. Council tax band B. Energy Performance Rating D.

ACCOMMODATION over two floors,

On the first floor:

BEDROOM ONE

10'06 x 13'10 Window to the rear (e), radiator, feature fire place, door into the:

BATHROOM

8'10 x 7'06 Window to the rear (e) radiator, recently modernised to a very high standard with vanity unit with inset hand wash basin, WC, bath with overhead shower and glazed side screen and tiled walls.





BEDROOM TWO

10'11 x 13'10 Window to the front (w), radiator, built in wardrobe, feature fireplace, airing cupboard

On the ground floor:

SITTING ROOM

13'10 x 16'10 Entrance from part glazed front door, bay window to the front (w), radiator, log burner, staircase to first floor, door into the:

DINING AREA

13'10 x 10'06 French doors into the rear garden, feature fire place, radiator, open plan into the:

KITCHEN AREA

19'10 x 7'08 Window to the side (n), radiator, electric fan oven with induction hob and extractor hood over, attractive tiled splashback, wooden work surface, dishwasher, space for fridge/freezer, breakfast seating area, large pantry cupboard, door opening into laundry cupboard with space for washing machine and tumble dryer, French doors into the rear garden, door into the:



WET ROOM

4'01 x 7'09 Windows to the rear (e), tiled floor and walls, radiator, wall mounted shower, WC, hand wash basin

OUTSIDE

Rear Garden

Access from the front via side gate to the rear garden (approx. 90ft overall in length), taking in an easterly aspect, benefitting from morning and afternoon sun. Being partially patio and partially laid to soil with scope to create lawn or flower beds if desired. Off road parking for two vehicles, an outbuilding benefitting from light, power and water with potential to be used as a home office if required.

Front Garden

Set behind a low brick wall with path to the front door being mainly slabbed, side access to rear garden.









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LAND AND ESTATE AGENTS



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		